MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, MAY 5, 2026 AT 6:00 PM

1. **MEETING CALLED TO ORDER**
2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
3. **PROCLAMATIONS AND SPECIAL PRESENTATIONS**
   - 3.A Swearing In of Newly Promoted Fire Department Officers
   - 3.B Proclamation - Economic Development Week
   - 3.C Proclamation - Foster Youth Connection Month
   - 3.D Proclamation - Older Americans Month
   - 3.E Proclamation - National Safe Boating Week
   - 3.F Employee of the Month for May
   - 3.G Father's Footsteps Foundation Presentation
4. **PUBLIC HEARINGS - FIRST AND SECOND READINGS**
   - 4.A Public Hearing - Second and Final Reading - Proposed Ordinance # 26-14 Amending the City Charter, Section 6: Compensation of Commissioners

     AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE
5. **PUBLIC HEARINGS**
6. **HEAR AUDIENCE**
   Anything requiring a vote will be heard at a later time.
7. **CONSENT AGENDA**
   The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.
   - 7.A City Commission Minutes from the April 21, 2026 Commission Meeting
   - 7.B Approval of Contract Extension with Miller Electric Company
   - 7.C Single-Source Contract with AECOM, Inc. for Alleyway Paving Design Services
   - 7.D Change Order No. 1 Vulnerability Assessment and Adaptation Plan Services
   - 7.E Donation of Portable Basketball Goals to Maranatha Academy by Jireh

7.F Technical Revisions to Local Housing Assistance Plans for Years 2022-2024 and 2025-2028

7.G Approval of contract agreement between the City of Kissimmee and Axon Enterprise, Inc.

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

8.A (VSCRA) Resolution Authorizing a Locally Funded Agreement (LFA), a Three-Party Escrow Agreement with the Florida Department of Transportation, and a Budget Transfer

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

8.B Presentation of the Annual Comprehensive Financial Report for the year ended September 30, 2025

8.C Presentation of the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025

8.D Presentation of the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025

8.E Advisory Board Vacancy: Historic Preservation Board

8.F Annual Advisory Board vacancies with terms ending May 31, 2026

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A
Swearing In of Newly Promoted Fire Department Officers

Request

Request that David Losey, Connor Quinn, and Scott Watson be sworn in to their newly appointed positions.

Explanation

On April 11th, David Losey and Connor Quinn were promoted to Fire Lieutenant.
Lieutenant Losey will be stationed on D Shift at Station 11.
Lieutenant Quinn will be stationed on A Shift at Station 13.

On March 12th, Scott Watson was promoted to the position of Fire Engineer.
He will be stationed on D Shift at Station 13.

Department: Fire
Presenter: James Walls

Attachment(s):
1. (S) Oaths Newly Promoted KFD Officers

City of Kissimmee Fire Department
101 Church St.
Suite 200
Kissimmee, Florida 34741-5054
(407) 518-2222 • FAX (407) 933-8604

May 5, 2026

I, David Losey, having been appointed to the position of Lieutenant, do hereby solemnly swear and affirm that I will support, defend and obey the Constitution of the United States of America; the Constitution of the State of Florida; the Laws and Ordinances of the City of Kissimmee; and the Rules and Regulations of the Kissimmee Fire Department to the best of my ability. So help me God.

Seal

David Losey

Attest (City Clerk)

Jim Walls, Fire Chief

City of Kissimmee Fire Department
101 Church St.
Suite 200
Kissimmee, Florida 34741-5054
(407) 518-2222 • FAX (407) 933-8604

May 5, 2026

I, Connor Quinn, having been appointed to the position of Lieutenant, do hereby solemnly swear and affirm that I will support, defend and obey the Constitution of the United States of America; the Constitution of the State of Florida; the Laws and Ordinances of the City of Kissimmee; and the Rules and Regulations of the Kissimmee Fire Department to the best of my ability. So help me God.

Seal

Connor Quinn

Attest (City Clerk)

Jim Walls, Fire Chief

City of Kissimmee Fire Department
101 Church St.
Suite 200
Kissimmee, Florida 34741-5054
(407) 518-2222 • FAX (407) 933-8604

May 5, 2026

I, Scott Watson, having been appointed to the position of Engineer, do hereby solemnly swear and affirm that I will support, defend and obey the Constitution of the United States of America; the Constitution of the State of Florida; the Laws and Ordinances of the City of Kissimmee; and the Rules and Regulations of the Kissimmee Fire Department to the best of my ability. So help me God.

Seal

Scott Watson

Attest (City Clerk)

Jim Walls, Fire Chief

ITEM 3.B
Proclamation - Economic Development Week

Request

Proclamation presentation to Abigail Wagner from the Orlando Economic Partnership in recognition of Economic Development week, May 4-8, 2026.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - Economic Development Week

Proclamation

City of Kissimmee
Florida

ECONOMIC DEVELOPMENT WEEK

WHEREAS, more than 100,000 economic development and related professionals worldwide are committed to creating, retaining, and expanding top-tier opportunities that foster long-term, equitable community growth; and

WHEREAS, for generations, the economic development profession has cultivated thriving neighborhoods, championed sustainability and resiliency, strengthened economic prosperity, enhanced quality of life, and built robust tax bases; and

WHEREAS, in 2025, the Orlando region added 8,800 jobs and 37,690 new residents as Florida's fastest growing region; and

WHEREAS, economic development professionals serve as stewards of progress, connecting residents, business leaders, elected officials, industry executives, and educational institutions to advance job creation, community investment, infrastructure improvements, and long-term opportunity; and

WHEREAS, economic developers contribute to the continued strength and vitality of Osceola County within the State of Florida by building on past achievements while shaping a resilient and prosperous future; and

NOW, THEREFORE, we, the City Commission for the City of Kissimmee do hereby recognize the week of May 4 – 8, 2026 as "**Economic Development Week**" in the City of Kissimmee and remind residents of the importance of this community celebration, which supports expanding career opportunities and making the lives of residents better.

IN WITNESS, THEREOF, this is signed this 5th day of May, 2026.

CITY MANAGER

MAYOR-COMMISSIONER

ITEM 3.C
Proclamation - Foster Youth Connection Month

Request

Proclamation presentation to Jeff and Ashley Call, Founders of Legacy's Gift Inc. in honor of "Foster Youth Connection Month".

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - Foster Youth Connection Month

Proclamation

City of Kissimmee Florida

FOSTER YOUTH CONNECTION MONTH

WHEREAS, Foster Youth Connection is celebrating its 21st year in Osceola County; and

WHEREAS, connection month began in 2005, dedicated to its founder Evangelist Rupert Henry who also received the Unity in Community Award in 2024 for his commitment to our local community; and

WHEREAS, the 2026 Foster Youth Connection Month is dedicated to former Mayor Olga Gonzalez and the City of Kissimmee commissioners past and present for its longtime support of our Foster youth; and

WHEREAS, the Foster Youth Connection observation is in co-partnership with Greeneway Church, The Surrender All Project and Legacy's Gift; and

WHEREAS, Legacy's Gift is under the direction of founders, Jeff and Ashley Call who are local foster parents and who also launched Legacy's Gift, INC in 2021 to Help Foster Kids Feel at Home when they are placed in a new foster home; and

WHEREAS, Legacy's Gift is now an implementing partner of CarePortal.org in Central Florida thanks to the leadership and support of Greeneway Church and its Pastor Wade Mumm and Executive Pastor Marie Golia, to help in assisting our Foster Youth and families that are in crisis; and

WHEREAS, Foster Youth Connection Month is supported by Greeneway Church, Osceola County Guardian ad Litem, The Surrender All Project; and

WHEREAS, Legacy's Gift hosted a "PRAY AT THE FLAGPOLE" observation for our Foster Youth, conducted before the City of Kissimmee Commissioners meeting at the Kissimmee City Hall, 101 Church Street, Kissimmee, FL 34741, on May 5th, 2026 at 6pm.

NOW, THEREFORE, we, the City Commission for the City of Kissimmee do hereby proclaim the month of May 2026 as **"Foster Youth Connection Month"** in the City of Kissimmee and encourage our citizens of all cultures to participate in the events that support our local Foster Youth.

IN WITNESS, THEREOF, this is signed this 5th day of May, 2026.

CITY MANAGER

MAYOR-COMMISSIONER

ITEM 3.D
Proclamation - Older Americans Month

Request

Proclamation presentation to Rob Gilts and Chris Houghland from Osceola Council on Aging in recognition of Older Americans Month.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - Older Americans Month

Proclamation

City of Kissimmee
Florida

OLDER AMERICANS MONTH

WHEREAS, Osceola County is home to older adults who have shaped our community through their service, work, leadership, and commitment to family; and

WHEREAS, Older Americans Month provides an opportunity to recognize the strength, wisdom, and contributions of older adults while reaffirming our commitment to supporting their independence, dignity, and quality of life; and

WHEREAS, communities thrive when people of all ages are connected, engaged, and valued; and

WHEREAS, in 2025 the Osceola Council on Aging supported older adults by providing 124,785 home delivered meals, along with the provision of 96,521 hours of in-home services, thousands of hours of Adult Day Health Care services promoting safety and social engagement to 96 clients, and the dedicated service of 447 volunteers who gave 26,426 hours of their time; and

WHEREAS, these services reflect the strength of intergenerational partnerships and the shared commitment of families, caregivers, volunteers, and community leaders to ensure older adults can age with dignity, connection, and purpose; and

WHEREAS, through collaboration across generations, we can combat isolation, promote wellness, and build a community where every older adult is respected and valued

NOW, THEREFORE, we, the City Commission for the City of Kissimmee do hereby proclaim May 2026 to be "**Older Americans Month**" in the City of Kissimmee and urge every resident to take time this month to recognize older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to the community.

IN WITNESS, THEREOF, this is signed this 5th day of May, 2026.

CITY MANAGER

MAYOR-COMMISSIONER

ITEM 3.E
Proclamation - National Safe Boating Week

Request

Proclamation presentation to Anthony Wong of the United States Coast Guard Auxiliary, based in Kissimmee in honor of National Safe Boating Week.

Explanation

N/A

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. Proclamation - National Safe Boating Week

Proclamation

City of Kissimmee Florida

NATIONAL SAFE BOATING WEEK

WHEREAS, for over 100 million Americans, boating remains a popular recreational activity, with individuals and families enjoying time on the water through boating, sailing, paddling, and fishing; and

WHEREAS, during National Safe Boating Week, the U.S. Coast Guard and the National Safe Boating Council, along with federal, state, and local partners, encourage all boaters to enjoy our nation's waterways responsibly; and

WHEREAS, Flotilla 17-10 of the United States Coast Guard Auxiliary, based in Kissimmee, plays an active role in advancing boating safety awareness by conducting Vessel Safety Examinations at Lake Toho Marina and providing education and outreach to recreational boaters in our community; and

WHEREAS, safe boating begins with preparation, and the Coast Guard estimates that human error accounts for the majority of boating accidents, while life jackets could prevent nearly 75 percent of boating fatalities; and

WHEREAS, practicing basic boating safety measures—such as wearing life jackets, carrying emergency distress and communication equipment, completing boating safety courses, participating in free vessel safety checks, and avoiding alcohol while operating a vessel—can significantly reduce accidents and save lives; and

WHEREAS, on average, 650 people lose their lives each year in boating-related accidents in the United States, with approximately 75 percent due to drowning, many of which could have been prevented through the use of life jackets; and

WHEREAS, National Safe Boating Week serves to raise awareness of these life-saving practices and promote a safer, more enjoyable experience for all who recreate on the water; and

NOW, THEREFORE, we, the City Commission for the City of Kissimmee do hereby proclaim the week of May 16- 22, 2026 as **"National Safe Boating Week"** in the City of Kissimmee and encourage all residents who enjoy our waterways to practice safe boating habits and wear a life jacket at all times while boating.

IN WITNESS, THEREOF, this is signed this 5th day of May 2026.

CITY MANAGER

MAYOR-COMMISSIONER

ITEM 3.F
Employee of the Month for May

Request

Staff requests that the Commission join the City Manager in recognizing Nicole McDuffie of the Development Services Department as the Employee of the Month for May.

Explanation

The City is proud to announce that Nicole McDuffie, Financial Analyst in our Development Services Department, has been selected as the Employee of the Month for May 2026.

Nicole has made a lasting impact in her roles by consistently demonstrating professionalism and dedication. In addition to her responsibilities as a Financial Analyst, she serves as President of the General Employee Organization (GEO), where she continues to inspire collaboration, engagement, and a strong sense of community among staff.

Nicole is consistently positive, friendly, and always has a professional attitude. Whether working with citizens or supporting her fellow employees, she brings enthusiasm and a genuine willingness to help, making her a valued and respected member of the City team.

Her work performance is truly exceptional. She demonstrates her efficiency and accuracy by providing dependable results time and time again. Nicole’s leadership, dedication, and commitment to excellence embodies the very best of the City of Kissimmee.

The City would like to thank Nicole for her dedication and recognize her for this outstanding Employee of the Month achievement.

Department: Human Resources & Risk Management
Presenter: Mike Steigerwald

Attachment(s):
None

ITEM 3.G
Father's Footsteps Foundation Presentation

Request

Presentation by Francisco Melendez from A Father's Footsteps Foundation, Inc. to provide an overview of their services, community impact, and ongoing initiatives relevant to the City of Kissimmee.

Explanation

A Father's Footsteps Foundation is a local non-profit organization that provides fatherhood education, workforce development, and community stabilization programs within the City of Kissimmee. Their services include construction trade training, employment readiness, financial literacy, homeless prevention, and specialized support for fathers. This informational presentation will help the City better understand the organization's role in the community and explore potential opportunities for alignment or partnership.

Department: City Manager
Presenter:

Attachment(s):
1. A_Fathers_Footsteps_Kissimmee_FINAL_APPROVAL (1)

REBUILDING KISSIMMEE THROUGH FATHERHOOD

A Father’s Footsteps Foundation, Inc.

$25,000 FUNDING REQUEST

Strengthening families, reducing homelessness, and building a workforce pipeline by empowering fathers to lead and rebuild their communities.

Executive Summary

A Father’s Footsteps Foundation provides comprehensive fatherhood, workforce, and community stabilization programs designed to reduce homelessness and strengthen families in Kissimmee.

REBUILDING KISSIMMEE INITIATIVE

Training Fathers • Building Workforce • Strengthening Communities

Workforce Pipeline

We train fathers in construction trades including painting, electrical, plumbing, and general labor. Through partnerships, participants gain hands-on experience and direct employment opportunities.

Full Programs Offered

- Fatherhood Education & Certification
- Fatherhood Specialist Training
- Court Navigation Support (non-legal)
- Workforce Development & Job Placement
- Construction Trade Training
- Financial Literacy
- Mental Health & Personal Development
- Co-Parenting & Conflict Resolution
- Homelessness Prevention & Stabilization
- Employment Readiness
- Community Leadership Development

Impact

Our program serves over 100 fathers annually, reduces homelessness risk, increases employment, and builds stronger families and safer communities.

Partnerships

Kissimmee Police Department, Kissimmee Main Street, local construction companies, and community organizations.

Contact

Francisco Melendez
A Father’s Footsteps Foundation
421 Broadway, Kissimmee, FL
Dadsmakeadifferencefl@gmail.com

Approval & Next Steps

We welcome the opportunity to present this proposal and move forward with implementation in partnership with the City of Kissimmee.

_____

Authorized Signature

ITEM 4.A

Public Hearing - Second and Final Reading - Proposed Ordinance # 26-14 Amending the City Charter, Section 6: Compensation of Commissioners

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE

Request

Request approval of the Second and Final Reading of Proposed Ordinance #26-14, amending the Charter to authorize commissioner compensation to be established within the City Code of Ordinances.

Explanation

The City Charter currently specifies the annual compensation for Commissioners based on population. The City Commission has determined that it is more appropriate for commissioner compensation to be established in the City Code of Ordinances, which may be amended periodically without requiring a referendum vote.

Recommendation

Approval of the Second and Final Reading of Proposed Ordinance #26-14, amending the Charter to authorize commissioner compensation to be established within the City Code of Ordinances.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney
Presenter: Mike Steigerwald

Attachment(s):

1. (S) Proposed Ordinance #26-14 - Charter Amendment (Section 6 - Commission Compensation)
2. Proof of Publication for Proposed ORD 26-14
3. 4.13.2026 business-impact-estimate for proposed ordinance 26-14

PROPOSED ORDINANCE NO. 26-14

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter currently contains the yearly compensation afforded to Commissioners based on population; and

WHEREAS, the City Commission believes that it is more appropriate for the City Code of Ordinances, which may be amended from time to time without a referendum vote, to set compensation for City Commissioners.

NOW THEREFORE BE IT ENACTED by the City Commission on behalf of the residents of the City of Kissimmee, FL:

SECTION 1. Proposed Amendment to Charter. The City Commission of the City of Kissimmee, Florida hereby proposes the following amendment to the City Charter:

For purposes of changes to the text of the Code of Ordinances as set forth below, underlined words indicate additions to existing text, and ~~stricken~~ words include deletions from existing text.

Section 6. - Compensation of commissioners.

~~(a)Each member of the city commission shall receive as an annual salary the amount indicated below, based upon the population of the City of Kissimmee. In addition, to the base salary shown, compensation shall be made for population increments over the minimum for each population group at a rate of $0.40 per resident.~~

~~Population Group~~	~~City Population Range~~		~~Base Salary~~
	~~Minimum~~	~~Maximum~~	
~~A~~	~~30,000~~	~~39,999~~	~~$12,000.00~~
~~B~~	~~40,000~~	~~49,999~~	~~$16,000.00~~
~~C~~	~~50,000~~	~~59,999~~	~~$20,000.00~~
~~D~~	~~60,000~~	~~69,999~~	~~$24,000.00~~
~~E~~	~~70,000~~	~~79,999~~	~~$28,000.00~~

~~F~~	~~80,000~~	~~89,999~~	~~$32,000.00~~
~~G~~	~~90,000~~	~~99,999~~	~~$36,000.00~~

~~(b)In addition to the annual salary amount calculated in subsection (a) above, the mayor-commissioner shall receive one thousand two hundred dollars ($1,200.00) annually and the vice-mayor shall receive one hundred and eighty dollars ($180.00) annually, prorated monthly.~~

~~(c)Annual compensation shall be automatically adjusted within thirty (30) days after receipt of the annual population figures, as compiled by the Executive Office of the Governor, in accordance with the Florida Statutes § 186.901. This annual compensation shall be prorated over the subsequent twelve-month period.~~

~~(d)Definition. "Population" means the population according to the latest annual determination of population of local governments produced by the Florida Department of Administration in accordance with Florida Statutes § 186.901.~~

~~(e)The formula set out in subsections (a) through (d) shall not be amended except after passage of a duly authorized ordinance and submission for referendum as authorized under Florida Statutes chapter 166.~~

(a) Each member of the City Commission shall receive compensation as provided for in the Code of Ordinances, as may be amended.

SECTION 2. Submission of Charter Amendment to Public Referendum. The amendment to the Charter of the City of Kissimmee, Florida as set forth in **Section 1** shall be submitted to public referendum at the next general election held in the City of Kissimmee, Florida for approval or disapproval by the qualified electors of the City.

SECTION 3. Effective Date. The proposed amendment to the Charter of the City of Kissimmee shall become effective upon approval by the electors of the City and shall be filed with the Florida Department of State as required by law. This Ordinance shall be effective upon ratification by referendum.

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this _____ day of _____, 2026.

_____
Jackie Espinosa, Mayor-Commissioner

ATTEST:

_____
City Clerk

_____
City Attorney

OSCEOLA
NEWS-GAZETTE
aroundosceola.com

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street, Kissimmee, FL 34741
(407) 846-7600

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates. Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Publication Dates:
- Apr 16, 2026

Notice ID: FmeV4WCm8jxUSc4B2g2B
Notice Name: COK ORDINANCE 26-14*Public Hearing
PUBLICATION FEE: $62.79

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Edmar Corachia

_____
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 04/16/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The City Commission of the City of Kissimmee, Florida will meet on **Tuesday, April 21, 2026,** at **6:00 p.m.** in the City Commission Chambers at City Hall, 101 Church Street, Kissimmee, Florida, to hear the **FIRST READING** and will meet on **Tuesday, May 5, 2026,** at **6:00 p.m.** to hear the **SECOND AND FINAL READING** and consider the passage of the proposed ordinance as set forth below. All interested parties may appear and be heard on the above dates.

PROPOSED ORDINANCE #26-14

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE CHARTER; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE

CITY COMMISSION
KISSIMMEE, FLORIDA

IN ACCORDANCE WITH FLORIDA STATUTE 286.0105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES 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 MADE.

IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK 407-518-2309 AT 101 CHURCH STREET, KISSIMMEE, FL 34741, PRIOR TO THE MEETING (FS 286.26)
April 16, 2026

NOTARY PUBLIC • STATE OF FLORIDA

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

Business Impact Estimate

Proposed ordinance's title/reference: **PROPOSED ORDINANCE NO. 26-14**

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE CHARTER; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance proposes a change to the City Charter.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The City does not anticipate that this ordinance will have any direct economic impact on private for-profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The City does not anticipate that this ordinance will impact any businesses.

4. Additional information the governing body deems useful (if any):

ITEM 7.A
City Commission Minutes from the April 21, 2026 Commission Meeting

Request

Approval of the April 21, 2026, commission meeting minutes.

Explanation

Minutes of the commission meeting held on April 21, 2026, are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Commission
Presenter:

Attachment(s):
1. (S) CCM MIN APR 21 2026

MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, APRIL 21, 2026 AT 6:00 PM

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez
Staff Present: City Manager Mike Steigerwald, Interim City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation - Denim Day

Proclamation presentation to Lui Damiani, Executive Director of Victim Service Center of Central Florida, in recognition of National Sexual Assault Awareness Month.

City Manager Steigerwald read a proclamation honoring Denim Day as the Mayor and Commissioners presented it. Recipient Lui Damiani thanked the City for their support.

3.B Proclamation - 75th National Day of Prayer 2026

Proclamation presentation to Randi Law, President of Osceola County National Day of Prayer, Inc., in honor of the National Day of Prayer occurring on May 7, 2026.

City Manager Steigerwald read a proclamation in honor of the National Day of Prayer, as the Mayor and Commissioners presented it. Recipient Randi Law thanked the City for their support.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing – Second and Final Reading – Proposed Ordinance # 26-13 – Amending the Firefighters Retirement Plan

AN ORDINANCE OF THE CITY OF KISSIMMEE, FLORIDA, AMENDING CHAPTER 30, PERSONNEL, ARTICLE III, EMPLOYEE RETIREMENT, DIVISION III, FIREFIGHTERS' RETIREMENT PLAN, OF THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE; AMENDING SECTION 30-167, DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Approval of the Second and Final Reading of the Proposed Ordinance # 26-13 amending the Firefighters Retirement Plan.

City Clerk Crespo read Ordinance # 3136 by title. Mayor Espinosa announced the Public Hearing with no response from the audience. Commissioner Martinez moved to adopt Ordinance # 3136. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz AYE

Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

4.B Public Hearing - First Reading - Proposed Ordinance # 26-14 Amending the City Charter, Section 6: Compensation of Commissioners

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF KISSIMMEE; ARTICLE II, ADMINISTRATION, CHAPTER 2, CITY COMMISSION, SECTION 6, COMPENSATION OF COMMISSIONERS; SUBMITTING THE PROPOSED AMENDMENT TO THE CHARTER FOR CONSIDERATION BY THE ELECTORS OF THE CITY FOR APPROVAL OR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE

Request approval of the First Reading of Proposed Ordinance #26-14, amending the Charter to authorize commissioner compensation to be established within the City Code of Ordinances.

City Clerk Crespo read Proposed Ordinance # 26-14 by title. Mayor Espinosa announced the Public Hearing, with responses from the public provided. Comment cards (Exhibit "A") were submitted, and residents provided their comments in either support, opposition, or neutrality to the item.

Commissioner Alvarez made a motion to approve the Public Hearing and First Reading of Proposed Ordinance # 26-14. Commissioner Ortiz seconded the motion.

AYE: Commissioner Alvarez, Mayor Espinosa, Commissioner Ortiz
NAY: Commissioner Eady, Commissioner Martinez

Motion carried 3 - 2.

5. PUBLIC HEARINGS

6. HEAR AUDIENCE *Anything requiring a vote will be heard at a later time*
Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "B") were submitted, and residents provided their comments. Speakers addressed topics including Business Boost 2.0, transparency, the Broadway streetscape project, and the condition of the Amtrak and SunRail stations.

7. CONSENT AGENDA *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Eady made a motion to approve the Consent Agenda in its entirety. Commissioner Alvarez seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the April 7, 2026, Meeting and April 14, 2026 Workshop
Approval of the April 7, 2026, commission meeting minutes and April 14, 2026, workshop.

7.B Amendment No. 1 to Task Order No. 3 for Professional Service Agreement with AVCON, Inc.

Request approval of Amendment No. 1 to Task Order No. 3 for a professional service agreement (Contract #20230139) between the City of Kissimmee and AVCON, Inc., that was executed on February 7, 2023, for an Environmental Assessment for the Taxiway Delta Extension Project for technical engineering design services in the amount of $158,180.00.

7.C Resolution Amending the City's Qualification Procedures

Approval of the amended resolution to clarify responsibilities and include additional acknowledgment from candidates.

Resolution #11-2026

7.D Resolution to Accept Grant Funding Amendment No. 1 from Florida Department of Transportation for Taxiway Delta Environment Assessment

Request approval to accept, by Resolution, a Public Transportation Grant Agreement (PTGA) Amendment No. 1 from the Florida Department of Transportation (FDOT) for Taxiway Delta Environmental Assessment at the Kissimmee Gateway Airport in the amount of $126,544 (Grant #Twy D-EA).

Resolution #12-2026

7.E Award of Florida Digital Services Technology Grant

Request approval for the City Manager to accept the award of a Florida Digital Services Technology Grant (#CyberSec26) from the State of Florida.

7.F Playground Safety Surface at Kissimmee Lakefront Park

Request approval to purchase and install pour-in-place (PIP) rubber surfacing from Playpower Inc., for the Kissimmee Lakefront Park playground, utilizing Sourcewell contract #101625-PLP and authorize City contract #20260197 for $120,000.

7.G Disposal of City Assets

Request approval to dispose of the asset items detailed in the attached report.

7.H Emergency ADA Repairs – Mill Slough Pedestrian Bridges and Ruby Plaza Dock

Request approval to award a contract to Docks of Orlando, Inc. (Contract #20260198) for the repair of the Ruby Plaza floating dock and two pedestrian bridges within Mill Slough Park, authorize the use of ADA-designated funds to cover the cost of these repairs, not to exceed $160,977, and authorize the City Manager or his designee to execute the final agreement and memorialize all necessary contract documents that result from this approval.

8. DISCUSSION ITEMS

8.A Interim City Attorney Employment Contract

Approval of the employment agreement between the City of Kissimmee and Kalanit Oded to serve as Interim City Attorney.

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "C") were submitted, and a resident provided remarks regarding the proposed contract. Commissioners, along with the City Manager and Interim City Attorney, discussed clarifying questions related to the attorney search firm process, including the timeline, vehicle allowance, and salary outlined in the proposed contract, as well as the associated costs of procuring a search firm.

Commissioner Martinez made a motion to appoint Kalanit Oded as the permanent City Attorney and to discontinue the search for a new City Attorney. Commissioner Eady

seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	NAY
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	NAY

Motion carried 3 - 2.

8.B Commission Action on Sworn Complaint Against Mayor Jackie Espinosa

Commission action on the sworn complaint.

Mayor Espinosa handed the gavel to Vice Mayor Eady, who presided over items 8.B. and 8.C.

Vice Mayor Eady read Chapter 30, Article II, Code of Ethics, into the record and stated that tonight's vote would be limited to determining whether the sworn complaints were properly received and, if so, to forward them to the Ninth Judicial Circuit for assignment of a special prosecutor. She clarified that the Commission was not voting on the merits or validity of the complaints. Vice Mayor Eady then opened the floor for public comment. Comment cards (Exhibit "D") were submitted, and residents offered their remarks in support of, opposition to, or neutrality on the matter. One speaker provided a handout rebutting the allegations outlined in the sworn complaint (Exhibit "E"). Additional speakers addressed issues such as retaliation, leadership qualities, accountability, and trust.

City Attorney Oded reminded the Commission that the matter before them was solely to determine whether the sworn complaint was properly filed under Chapter 30, Article II, of the City Code, and to transmit it to the Ninth Circuit.

Commissioner Martinez made a motion to accept the sworn complaint against Mayor Jackie Espinosa and transmit it to the Ninth Judicial Circuit for assignment of a special prosecutor. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez
NAY: Commissioner Ortiz
ABSTAIN: Mayor Espinosa

Motion carried 3 – 1 – 1.

8.C Commission Action on Sworn Complaint Against Commissioner Janette Martinez

Commission action on the sworn complaint.

Vice Mayor Eady opened the floor for public comment. Comment cards (Exhibit "F") were submitted, and residents offered their remarks in support of, opposition to, or neutrality on the matter. One speaker submitted a handout (Exhibit "G") and provided clarification regarding the conditional use permit matter and related concerns. Additional speakers addressed the commissioner's character, personal experiences, and interactions. Other members of the public who spoke without submitting comment cards included: Stephanie Nelson, Geniva Martinez, Talia Burrows, Reenie McHarg, Jamella Ruiz, Lisandra Roman, and Olga Carino.

City Attorney Oded reminded the Commission that the matter before them was solely to determine whether the sworn complaint was properly filed under Chapter 30, Article II, of the City Code and to transmit it to the Ninth Circuit.

Commissioner Ortiz made a motion to accept the sworn complaint against Commissioner Janette Martinez and transmit it to the Ninth Judicial Circuit for assignment of a special prosecutor. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa, Commissioner Ortiz
NAY:
ABSTAIN: Commissioner Martinez

Motion carried 4 – 0 – 1.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events: Oak Street cleanup and Caribbean Fusion.

9.B CITY ATTORNEY

City Attorney Oded provided a brief overview of budget cuts and the use of outside counsel for specific matters.

9.C CITY COMMISSION

Commissioner Martinez sought clarification on the Food Truck Workshop ordinance, confirming no changes to the existing code and referencing a recent social media post brought to her attention (Exhibit “H”). Commissioner Eady reflected on her experience serving during unprecedented times. Mayor Espinosa recognized the Fire Department swearing-in initiative, the implementation of the new shift, and congratulated KPD Captain Schad on his graduation from the FBI Academy. She also discussed Puerto Rico and the benefits of intergovernmental partnerships for distribution of surplus property (Exhibit “I”). The Commission reached consensus to proceed with ADA-accessible swing sets at Lakefront Park. A request from State Representative Alvarez regarding allowing chickens on residential properties was also raised, and the City Manager will follow up. Mayor Espinosa expressed support for further review of sworn complaints at the Ninth Judicial Circuit level.

10. ADJOURNMENT Commissioner Eady made a motion to adjourn. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 8:02 PM.

MAYOR-COMMISSIONER

ATTEST:

CITY CLERK

CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "A"

DATE: 4/20/26

AGENDA ITEM #: 4B, ~~Miscellaneous~~, 6, 9B, 9C

NON-AGENDA ITEM: _____

NAME: Lillian Evans

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

INSTRUCTIONS:

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- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL,DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 2026-04-21

AGENDA ITEM #: 4 B

NON-AGENDA ITEM: _____

NAME: Alex Alemi

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "B"

DATE: 4/20/26

AGENDA ITEM #: 6 Public Comment

NON-AGENDA ITEM: _____

NAME: Lillian Evans

ADDRESS: 1715 Sunny St. CITY: Kiss. STATE: F ZIP: _____

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4-21-26

AGENDA ITEM #: 6 HEAR AUDIENCE

NON-AGENDA ITEM: _____

NAME: RAY PARSONS

ADDRESS: 805 - 111 MONUMENT CITY: Kiss STATE: FL. ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/20/26

AGENDA ITEM #: _____

NON-AGENDA ITEM: Public Comment

NAME: Stephanie Nelson

ADDRESS: 1715 Sunny St CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
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- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4.21.26

AGENDA ITEM #: Hear the audience

NON-AGENDA ITEM: ✓

NAME: Beenie McHarg.

ADDRESS: Kissimmee CITY: Fl STATE: Fl ZIP: 34758

213 Colbalt dr

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "C"

DATE: 4/21/2026

AGENDA ITEM #: 8A

NON-AGENDA ITEM: _____

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Ste 304 CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "D"

DATE: 2026-04-21

AGENDA ITEM #: 8.B

NON-AGENDA ITEM: _____

NAME: Alex Alemi

ADDRESS: 424 Lakeshore Blvd CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [x] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/2026

AGENDA ITEM #: 8B

NON-AGENDA ITEM: _____

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Ste 324 CITY: Kissimmee STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/20/26

AGENDA ITEM #: ~~8.A.~~ 8.B.

NON-AGENDA ITEM:

NAME: Lillian Evans

ADDRESS: 1715 Sunny St **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [x] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/21/26

AGENDA ITEM #: 8B/~~8A~~

NON-AGENDA ITEM:

NAME: Jose Barreto

ADDRESS: 1091 Hidden Harbor **CITY:** Kiss **STATE:** FL **ZIP:** 34746

CHECK ALL THAT APPLY:

- [ ] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [x] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 5/21/26

AGENDA ITEM #: 8B

NON-AGENDA ITEM:

NAME: Olga Canno

ADDRESS: 1091 Hidden Hab **CITY:** Kiss **STATE:** FL **ZIP:** 34746

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [x] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/26

AGENDA ITEM #: 8B

NON-AGENDA ITEM:

NAME: Jorge Figueroa

ADDRESS: 2918 Serenella Wy **CITY:** Kissimmee **STATE:** FL **ZIP:** 34744

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
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MAI SOLUTIONS LLC

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MAI SOLUTIONS, LLC

Filing Information

Document Number	L17000104371
FEI/EIN Number	83-0765206
Date Filed	05/10/2017
Effective Date	06/01/2017
State	FL
Status	ACTIVE

Principal Address

120 Broadway
Suite 304
Kissimmee, FL 34741

Changed: 01/19/2023

Mailing Address

PO Box 702557
Saint Cloud, FL 34770

Changed: 04/13/2020

Registered Agent Name & Address

Fetzer, CORTNIE M
120 Broadway
Suite 304
Kissimmee, FL 34741

Name Changed: 04/11/2024

Address Changed: 01/19/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

Fetzer, Cortnie M
PO Box 702557
Saint Cloud, FL 34770

Annual Reports

Report Year	Filed Date
2024	04/11/2024
2025	04/24/2025
2026	04/07/2026

Document Images

04/07/2026 -- ANNUAL REPORT	View image in PDF format
04/24/2025 -- ANNUAL REPORT	View image in PDF format
04/11/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
02/22/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
05/10/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

BUSINESS TAX RECEIPT

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS NAME: Mai Solutions, LLC

Business Type(s): Bookkeeping/Income Tax Service

DBA:

BUSINESS OWNER: CORTNIE GRNO

BUSINESS LOCATION: 120 BROADWAY 304
KISSIMMEE, FL 34741

Business Tax Receipt No: BL-000498-2023

License Year: 2026

Effective Date: 08/25/2025
Expiration Date: 09/30/2026

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO $250.

Business Occupancy Limit: N/A persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

BUSINESS TAX RECEIPT

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS NAME: Mai Solutions, LLC
DBA:

Business Type(s): Bookkeeping/Income Tax Service

BUSINESS OWNER: CORTNIE GRNO

BUSINESS LOCATION: 120 BROADWAY 304
KISSIMMEE, FL 34741

Business Tax Receipt No: BL-000498-2023
License Year: 2025
Effective Date: 09/09/2024
Expiration Date: 09/30/2025

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO $250.

Business Occupancy Limit: persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

BUSINESS TAX RECEIPT

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS NAME: Mai Solutions, LLC

DBA:

Business Type(s): Bookkeeping/Income Tax Service

BUSINESS OWNER: CORTNIE GRNO

BUSINESS LOCATION: 120 BROADWAY 304
KISSIMMEE, FL 34741

Business Tax Receipt No: BL-000498-2023

License Year: 2024

Effective Date: 08/11/2023
Expiration Date: 09/30/2024

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Business Occupancy Limit: persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

BUSINESS TAX RECEIPT

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS NAME: MAI SOLUTIONS LLC
DBA: CORTNIE GRNO

Business Type(s): Bookkeeping/Income Tax Service

BUSINESS OWNER: CORTNIE GRNO

BUSINESS LOCATION: 241 RUBY AVE 210
KISSIMMEE, FL 34741

Business Tax Receipt No: **BTR-16922**
License Year: 2023
Effective Date: 08/30/2022
Expiration Date: 09/30/2023

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO $250.

Business Occupancy Limit: persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

BUSINESS TAX RECEIPT

City of Kissimmee
Development Services Center
101 Church Street
Kissimmee, Florida 34741

BUSINESS NAME: MAI SOLUTIONS LLC
DBA: CORTNIE GRNO

Business Type(s):

BUSINESS OWNER: CORTNIE GRNO

BUSINESS LOCATION: 241 RUBY AVE 210
KISSIMMEE, FL 34741

Business Tax Receipt No: BTR-16922
License Year: 2022
Effective Date:
Expiration Date: 09/30/2022

LATE PENALTIES: AS OF OCTOBER 1 - 10% AS OF NOVEMBER 1 - 15% AS OF DECEMBER 1 - 20% AS OF JANUARY 1 - 25%
OPERATING A BUSINESS WITHOUT A BUSINESS TAX RECEIPT IS SUBJECT TO CIVIL ACTIONS AND A PENALTY OF UP TO $250.

Business Occupancy Limit: persons.

Please contact Fire Prevention at 407.518.2202 for questions about maximum occupancy load.

Return | Edit

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License | Fee | Statement | Attributes | Review | Requirement | Inspection | Attachment | Activity | History | Contractor | Acknowledgements

License

Status AC

Business Information

Name	MAI SOLUTIONS LLC	DBA	CORTNIE GRNO	Description	BOOKEEPING & ADMIN SERVICES
Phone	(407) 926-8330	Fax		Tax ID	
SIC		NAICS			

Physical Address 241 RUBY AVE SUITE 210 Kissimmee FL 34741

Contact Information

Contact CORTNIE GRNO Phone (407) 926-8330 Fax Email CORTNIE@MAISOLUTIONSNOW.COM

Emergency Contact Information

Emergency Contact CORTNIE GRNO Phone (407) 926-8330 Fax Email CORTNIE@MAISOLUTIONSNOW.COM

Classification	BOOKKEEPING/INCOME TAX SERVICE	Exemption		Warning Flagged	
Submit Date	08/16/2021	Expiration Date	09/30/2022	Issue Date	
Termination Date		Renewal Date		Transfer Date	
Sub Categories		# of Copies	1		
Prorate Rule	Semi-Annually				

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PRIORITY STRATEGIES CONSULTING GROUP LLC

Detail by Entity Name

Florida Limited Liability Company
PRIORITY STRATEGIES CONSULTING GROUP LLC

Filing Information

Document Number	L25000468178
FEI/EIN Number	42-2007680
Date Filed	10/13/2025
Effective Date	10/08/2025
State	FL
Status	ACTIVE

Principal Address

14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Changed: 04/19/2026

Mailing Address

14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Registered Agent Name & Address

FETZER, JEREMY L
14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Authorized Person(s) Detail

Name & Address

Title MGR

FETZER, JEREMY L
14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Annual Reports

Report Year	Filed Date
2026	04/19/2026

Document Images

04/19/2026 -- ANNUAL REPORT	View image in PDF format
10/13/2025 -- Florida Limited Liability	View image in PDF format

Requested Documents

Folder Location	File	Description	Si
	Note - 20260113(0).txt	Vendor account information...	15

Rows per page: 5 1-1 of 1

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ACCESSIBILITY POWERED BY JUSTFOIA

Enforcement
false

Human Resources (HR) Files, Employee Information and Reports, Pension Records
false

Public Works, Transportation, Sanitation, Solid Waste, Roads, and/or Signage
false

All Other City Records
true

Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)
Good evening, I am doing a public information request for all payments and contract approvals from the city of Kissimmee to Jeremy Fetzer and Priority Strategies Consulting Group Inc. Timeframe 10/01/2022 thru 01/10/2026. Thank you! Jeremy Fetzer (407)361-5030

How do you prefer to receive the requested record(s)?
Electronic

Do you wish to review the policies and procedures governing this request prior to submission?
No

Business Name: Priority Strategies Consulting Group Inc., contact name: Jeremy Fetzer and phone number: (407)361-5030 does not exist in our munis database.

CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

EXHIBIT "F"

DATE: 4.21.26

AGENDA ITEM #: 8.C.

NON-AGENDA ITEM: Hear Audience

NAME: Robert Sherman

ADDRESS: 602 Keppel Ct CITY: Kiss STATE: Fl. ZIP: 34746

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
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- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL,DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/2026

AGENDA ITEM #: 8C

NON-AGENDA ITEM:

NAME: Jeremy Fetzer

ADDRESS: 120 Broadway Ste 304 **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [x] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/26

AGENDA ITEM #: ~~8a~~ 8C

NON-AGENDA ITEM:

NAME: J'Nae Melo

ADDRESS: 212 Florida Ave **CITY:** Davenport **STATE:** FL **ZIP:** 33897

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM I dwnot agree with impeachment
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

INSTRUCTIONS:

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 04/21/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM:

NAME: Janeva Forty-Martinez

ADDRESS: 1606 Sunny St **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/21/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM:

NAME: Lisandra Roman

ADDRESS: 1985 S. John Young Pkwy **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- [ ] I SUPPORT THIS AGENDA ITEM
- [x] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 04/21/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM: _____

NAME: Janiris Forty Martinez

ADDRESS: 3207 pershing st **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [X] I WISH TO SPEAK
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CITY OF KISSIMMEE 1883

PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 4/20/26

AGENDA ITEM #: 8C

NON-AGENDA ITEM: _____

NAME: Lillian Evans

ADDRESS: 1715 Sunny ct **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

CHECK ALL THAT APPLY:

- [X] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
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- [X] I OPPOSE THIS AGENDA ITEM
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Attachment 1 - Dec 17, 2024 email

From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Tuesday, December 17, 2024 11:13 AM
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>; Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>; Janette Martinez <Janette.Martinez@kissimmee.gov>
Cc: Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>; Austin Blake <austin.blake@kissimmee.gov>
Subject: FW: Food trucks at your restaurant

I sent the e-mail below to Lisandra Roman this morning.

Just an FYI. We will move forward with this process if she decides that is what she wants to do.

Thank you.

Craig Holland, AICP
Development Services Director
101 Church Street
Suite 200A
Kissimmee, FL 34741
(o) 407-518-2148
Craig.holland@kissimmee.gov

CITY OF KISSIMMEE 1883

From: Craig Holland
Sent: Tuesday, December 17, 2024 11:11 AM
To: lisandraroman0@gmail.com; Cristian Arias <Cristian.Arias@kissimmee.gov>
Cc: Brenda Ryan <BRENDA.RYAN@kissimmee.gov>
Subject: Food trucks at your restaurant

Lisandra

I was discussing your situation with the Planners in my office, and they came up with a way that works better then what Mike, and I suggested.

Using the following section of Code, you can apply for a Conditional Use Permit for food trucks.

14-6-28. - Special events.
Special events, as defined in this Code, are allowed as a temporary use subject to the following conditions:
B. The temporary use of any one site for special events shall be limited to 30 days per calendar year for multi-tenant sites and 20 days per calendar year for single-tenant sites, unless specifically authorized through conditional use and site plan approval.

I have added Cristian Arias to this e-mail. You can work with him directly to apply for the Conditional Use Permit and go through the process.

Cristian speaks Spanish if that would be helpful.

This process does not have to go to the City Commission, just the Planning Advisory Board.

Cristian will reach out to you, and you can get the process started.

Thanks you.

Craig Holland, AICP
Development Services Director
101 Church Street
Suite 200A
Kissimmee, FL 34741
(o) 407-518-2148
Craig.holland@kissimmee.gov

CITY OF KISSIMMEE 1883

3:47

2 Messages

Jackie Espinosa 3:37 PM
To: Office >
Reply To: Jackie Espinosa >

Small Business Owner Alert

Do You Support Unlimited

Food Truck Parks In The City?

Dear Kissimmee Small Business Owners,

I hope this message finds you well.

I am reaching out to you regarding a recent action that allows for an unlimited number of food truck parks within the City of Kissimmee without requiring a full zoning application process. As your Mayor, I want to be transparent in sharing that I have serious concerns about the long-term impact this decision may have on our community.

ar restaurants are

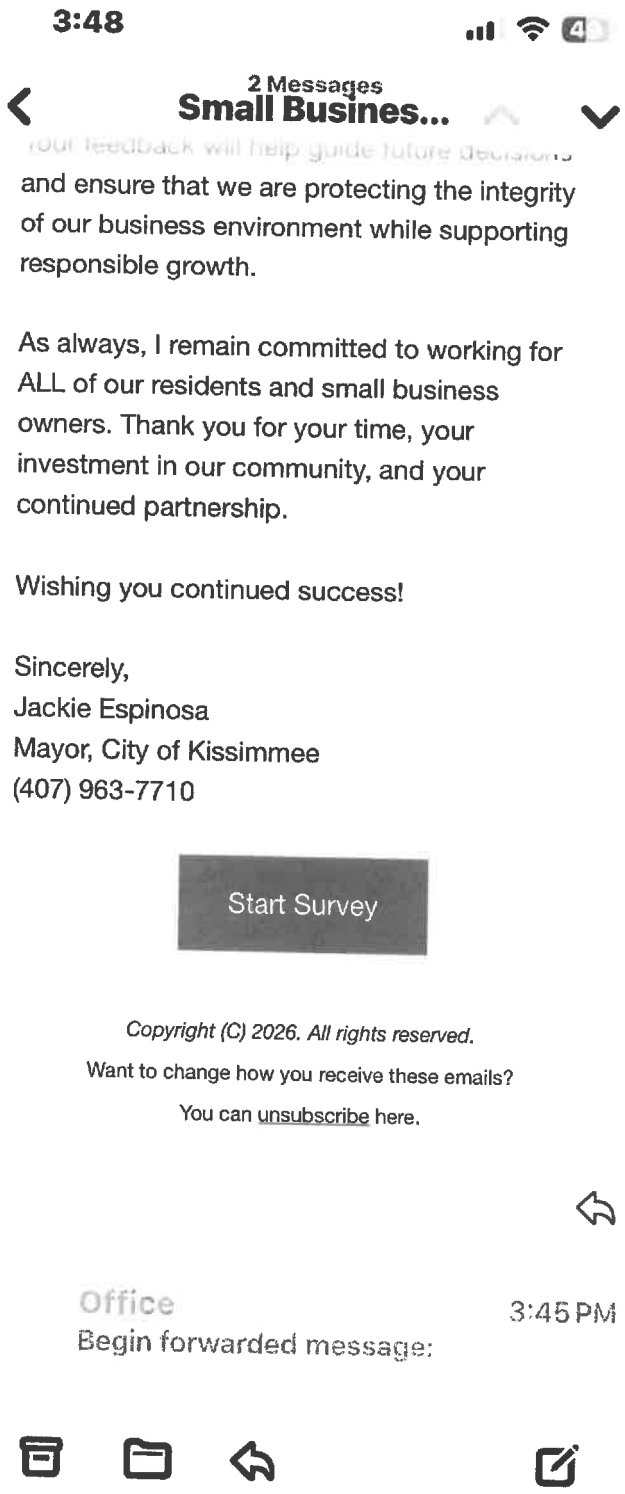
Our local brick-and-mortar restaurants are the backbone of our economy, investing heavily in infrastructure, staffing, and compliance with regulations. Allowing food truck parks to operate without the same level of review and oversight raises concerns about fairness, economic impact, and sustainability for our existing businesses.

Additionally, we must consider the broader effects on our community, including increased traffic congestion and public safety concerns. As many of you may recall, the original food truck park in Kissimmee experienced ongoing issues that required frequent responses from our police department, including car racing, illegal pop-up car shows, fights, DUIs, unauthorized alcohol sales, and other disturbances.

Your voice is incredibly important as we evaluate the path forward.

I kindly ask you to take a moment to complete the short survey linked below and share your thoughts on this issue.

Your feedback will help guide future decisions and ensure that we are protecting the integrity of our business environment while supporting responsible growth.


3:48
2 Messages
Small Busines...
and ensure that we are protecting the integrity of our business environment while supporting responsible growth.
As always, I remain committed to working for ALL of our residents and small business owners. Thank you for your time, your investment in our community, and your continued partnership.
Wishing you continued success!
Sincerely,
Jackie Espinosa
Mayor, City of Kissimmee
(407) 963-7710
Start Survey
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Begin forwarded message:

EXHIBIT "I"

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Municipio de Coamo
Calle Mario Braschi # 3
Coamo PR 00769

DIRECT DEPOSIT NOTICE / AVISO DE DEPÓSITO DIRECTO

Vendor ID 0592561939
Vendor Name KISSIMMEE UTILITY AUTHORITY
Vendor Address 1701 W CARROLL STREET
KISSIMMEE FL 34741

Date 04/17/2026
Payment Number 0000000000156037
Document Number EFT00000010098
Amount $59,000.00

Our Voucher Number	Your Voucher Number	Date	Description	Amount	Amount Paid	Withholding	Net Amount Paid
VR0236558	PO263029	04/16/2026	COMPRA DE VEHICULOS	$59,000.00	$59,000.00	$ 0.00	$59,000.00
			Total	$59,000.00	$59,000.00	$ 0.00	$59,000.00

Page 1

KISSIMMEE

City of Kissimmee
Finance Department
101 Church Street
Kissimmee, FL 34741

Invoice

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
Municipality of Comm - PR	04/20/2026	14201	$0.00	05/20/2026	$4,500.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
SURPLUS VEHICLE PURCHASE - GENERAL	1.00	$4500.000000	EACH	$4,500.00	$0.00	$0.00	$4,500.00
				Invoice Total:			$4,500.00

2011 Chevy Silverado 1500 4x4 (PR236)
VIN: 1GCNKPEX7BZ340212; Mileage: 67,000

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

KISSIMMEE

City of Kissimmee
Finance Department
101 Church Street
Kissimmee, FL 34741

Invoice

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
Municipality of Coamo - PR	04/20/2026	14202	$0.00	05/20/2026	$9,500.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
SURPLUS VEHICLE PURCHASE - GENERAL	1.00	$9500.000000	EACH	$9,500.00	$0.00	$0.00	$9,500.00
				Invoice Total:			$9,500.00

2013 Ford F-150 (TR077)
VIN: 1FTVX1CF2DKF99033; Mileage: 39,511

ITEM 7.B
Approval of Contract Extension with Miller Electric Company

Request

Request to approve a contract (#20240399) extension with Miller Electric for the installation and maintenance of security equipment.

Explanation

This is a piggyback to a current contract with Osceola County and Miller Electric. This allows the City to utilize Miller Electric in their capacity to install and maintain security equipment throughout the City. The piggyback was initially approved in July of 2024. Osceola County extended their contract through October 30, 2026. The request for the City to also extend our contract through October 30, 2026, with Miller Electric.

Recommendation

Approval of a contract extension with Miller Electric for the installation and maintenance of security equipment.

REQUESTED CITY COMMISSION ACTION:

Department: City Manager
Presenter:

Attachment(s):
1. (S) Miller Executed (C-007246)

ITEM 7.C
Single-Source Contract with AECOM, Inc. for Alleyway Paving Design Services

Request

Approval is requested for the single-source procurement with AECOM, Inc. (Contract # 20260201) for design services for the Alleyway Paving Project in the amount of $353,891.48, authorization for the City Manager or designee to execute any necessary documents or change orders to carry out the terms of this contract, and approval to transfer from the Stormwater Fund to cover the drainage component of the project.

Explanation

The Alleyway Paving Project is part of the Community Redevelopment Agency's (CRA) broader vision for the Downtown Kissimmee area and complements the Connect Kissimmee Complete Streets Project.

Design services are required to develop a complete set of construction plans that meet current engineering and regulatory standards. AECOM, Inc. is currently serving as the design consultant for the Connect Kissimmee Complete Streets Project. Utilizing AECOM for this project maintains continuity with the existing design team and ensures alignment with the overall vision and technical framework of the Downtown improvements.

Due to AECOM's direct involvement in the planning and design of the Complete Streets Project, the firm has a comprehensive understanding of the project area, design intent, and technical requirements. Continuing with the same consultant will minimize potential conflicts, streamline coordination, and allow for more efficient integration of design elements across related projects.

Additionally, proceeding with a single-source procurement avoids the time and cost associated with a new competitive solicitation and consultant onboarding process.

For these reasons, staff recommends entering into an agreement with AECOM, Inc. for design services for the Alleyway Paving Project in an amount not to exceed $353,891.48.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10345656-506393 40945206-506393	GT2606 SW2604	Increase Decrease	$350,000 $50,000	$50,000 $50,000

Financial Summary:

Adequate funding for the Downtown Kissimmee Alleyway Improvements Project is available within the accounts listed above.

Recommendation

City of Kissimmee

Approval of the single-source procurement with AECOM, Inc. for design services for the Alleyway Paving Project in the amount of $353,891.48, authorization for the City Manager or designee to execute any necessary documents or change orders, and approval to transfer funds from the Stormwater Fund to support the drainage component of the project.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. (S) Alleyway Paving Project Agreement

AGREEMENT BETWEEN CITY OF KISSIMMEE AND AECOM

THIS AGREEMENT is made and entered this 5th day of May, 2026 by and between the **CITY OF KISSIMMEE**, a Florida municipal corporation whose address is 101 Church Street, Kissimmee, FL 34741, hereinafter "CITY", and **AECOM**, whose address is 20 N. Orange Avenue, Suite 1100, Orlando, FL 32801, hereinafter "CONSULTANT", collectively hereinafter the "Parties", and each represents as follows:

WITNESSETH

WHEREAS, CITY is in need of professional design services for the preparation of a complete set of construction-ready drawings, as well as project management support for public engagement, utility coordination, permitting, and bid-phase assistance in connection with the Alleyway Paving Project (hereinafter the "Project"), which is scheduled for design in Fiscal Year 2026–2027 under the CITY's budget program.

WHEREAS, pursuant to the City's Purchasing Manual, the CITY may procure goods and services from a single source when the CITY selects a vendor for substantial reasons; and

WHEREAS, CONSULTANT has previously provided services to the CITY that are similar in scope to those sought for this Project, including services performed in connection with the Connect Kissimmee Project; and

NOW THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **RECITALS**. The foregoing recitals are true and correct and specifically incorporated herein and made a part of this Agreement.

2. **TERM.** This Agreement is in effect from the date of the Notice to Proceed until April 25, 2027.

3. **SERVICES.** CONSULTANT shall provide professional services required pursuant to the Scope of Services attached hereto and incorporated herein as **Exhibit "A."**

4. **LICENSES AND PERMITS.** CONSULTANT shall secure all licenses and permits necessary for initiation and completion of the services contained herein. CITY shall be responsible for the payment of license and permit fees.

5. **REPRESENTATIONS.** CONSULTANT hereby represents to the CITY that:

a. CONSULTANT has the experience and skill to perform the services required by this Agreement.

b. CONSULTANT is licensed to perform these services by the State of Florida.

c. CONSULTANT will provide and employ personnel qualified and experienced in their profession to perform the services required. CITY may at any time require CONSULTANT to remove any person employed in connection with the performance of services who, in CITY'S sole discretion, is not suitable for the performance of the duties required. CONSULTANT shall immediately remove the individual from performance of work under this Agreement without hesitation or challenges to CITY.

d. CONSULTANT will comply with applicable federal, state and local laws and codes. CONSULTANT and any personnel performing services shall secure all licenses and certifications necessary for initiation and completion of the services contained herein and shall be responsible for the payment of all license and certification fees. CONSULTANT shall, upon request, provide the CITY with proof of certification compliance.

e. CONSULTANT will perform services in accordance with generally accepted professional standards in the most expeditious and economical manner, consistent with the best interest of the CITY.

f. CONSULTANT is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

6. **PAYMENT.** CITY agrees to pay CONSULTANT within 30 calendar days of receipt of a proper invoice. Invoices shall provide details of all Project expenses permitted in this Agreement. Upon review and approval of the CONSULTANT's invoice and verification that services have been rendered in conformity with this Agreement, the CITY, through payment issued by the Public Works and Engineering Department, shall pay CONSULTANT in accordance with the Local Government Prompt Payment Act, Chapter 218, Part VII, Florida Statutes. CONSULTANT shall not apply any late charges, interest or penalties to any invoice or charges for services until 30 days from the CITY's receipt of the invoice. If this Agreement is terminated for convenience for any reason, then the CONSULTANT shall be paid pro rata for all services performed, materials purchased, and administrative costs incurred, including lost profit, to the effective date of termination.

7. **INSURANCE REQUIREMENTS.** CONSULTANT is required to submit to the CITY Certificates of Insurance, naming the CITY as an additional insured. Said Certificate of Insurance shall also provide that at least thirty (30) days written notice shall be given to the CITY. During the term of the Agreement and any renewals, CONSULTANT at its sole cost and expenses shall maintain insurance coverage as follows:

a. **Workers Compensation:** CONSULTANT will provide Worker's Compensation coverage for all employees at the site location. The limits will be statutory for Worker's Compensation and $300,000.00 for Employers' Liability.

b. **Comprehensive General Liability:** CONSULTANT will provide coverage for all owned and non-owned vehicles for limits of not less than $1,000,000.00.

c. **Comprehensive Automobile Liability:** CONSULTANT will provide coverage for all owned and non-owed vehicles for limits of not less than $1,000,000.00.

d. **Umbrella Insurance:** CONSULTANT will provide an umbrella in excess to the coverage in paragraphs B), and C) of not less than $1,000,000.00.

8. TERMINATION.

a. **TERMINATION FOR CONVENIENCE.** CITY reserves the right to terminate the Agreement in whole or part by giving CONSULTANT written notice at least thirty (30) days prior to effective date of termination. Upon receipt of termination from CITY, the CONSULTANT shall only provide those services specifically approved or directed by the CITY. All other rights and duties of the parties under the Agreement shall continue during such notice period, and CITY shall continue to be responsible to the vendor for the payment of any obligation to the extent such responsibility has not been excused by breach or default of the COSULTANT.

Upon termination, CONSULTANT shall bill CITY for all amounts not previously billed and due to the vendor at that time. The vendor shall not be entitled to a profession fee nor expenses for any work commenced or expenses incurred after the notice of termination was received by the vendor, unless specifically approved or requested by the CITY. CONSULTANT shall, however, be entitled to payment for services commenced and approved by the CITY prior to receipt of notice, or with the expressed written consent of the CITY, prior to the effective date of termination.

b. **TERMINATION FOR CAUSE.** If CITY wishes to terminate CONSULTANT for cause due to the failure of CONSULTANT to perform as required under this Agreement and/or in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances, then CITY must provide CONSULTANT with written notice of said failure to perform.
CITY must give ten (10) working days from CONSULTANT's receipt of the Notice to Cure for CONSULTANT to cure or take reasonable action to commence to cure the performance concerns specified. If CONSULTANT does not take appropriate action within the ten (10) day period, CITY may issue a Final Notice to Cure. CONSULTANT will have an additional five (5) working days from the receipt of the Notice to Cure to cure or take reasonable action to commence to cure before CITY can terminate the Agreement. If CONSULTANT is terminated for cause, CONSULTANT may provide or employ any necessary labor and materials in lieu of CONSULTANT to finish part or

all of the work under the Agreement or to supplement the work of CONSULTANT, and to deduct the cost thereof from any money, then due or thereafter to become due to CONSULTANT; and if such cost shall exceed the balance due to CONSULTANT, then CONSULTANT shall pay the difference to the CITY.

9. E-VERIFY. In compliance with Section 448.095, Fla. Stat., CONSULTANT and its subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

a. CONSULTANT shall require each of its sub-contractors to provide CONSULTANT with an affidavit stating that the sub-contractor does not employ, contract with, or subcontract with an unauthorized alien. CONSULTANT shall maintain a copy of the sub-contractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.

b. The CITY, CONSULTANT, or any sub-contractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

c. The CITY, upon good faith belief that a sub-contractor knowingly violated the provisions of this section, but CONSULTANT otherwise complied, shall promptly notify CONSULTANT and CONSULTANT shall immediately terminate the contract with the sub-contractor.

d. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. CONSULTANT acknowledges that upon termination of this Agreement by the CITY for a violation of this section by CONSULTANT, CONSULTANT may not be awarded a public contract for at least one (1) year. CONSULTANT further acknowledges that CITY is liable for any additional costs incurred by the CITY as a result of termination of any contract for a violation of this section.

10. **FORCE MAJEURE.** Neither party shall be responsible for its failure to perform due to causes beyond its reasonable control, such as acts of God (including fire, flood, earthquake, storm, hurricane or other natural disaster), theft, war, riot, embargoes, military or usurped power or confiscation, terrorist activities, or an event for which a declaration of emergency is issued by legally empowered local, state, or federal governing authorities.

11. **INDEMNIFICATION.** To the extent permitted by law, CONSULTANT hereby releases and waives all claims against the CITY, its officers, employees, agents, independent subconsultant's for any injury or damaged to the person, property, or business of

CONSULTANT agents, employees, sub-contractors, or other persons, for which injury or damaged results from any act, neglect, occurrence, or condition in or about any CITY properties whether such damage is caused by the CITY or any other person. Nothing in the agreement shall be construed as a waiver of the CITY'S statutory sovereign immunity pursuant to Section 768.28, Florida Statutes.

CONSULTANT agrees to indemnify and hold harmless the CITY, its agents, officers, employees against any and all claims, demands, liabilities, penalties, forfeitures, suits, judgments and the associated costs and expenses (including attorney's fees) of every kind and nature, for the enforcement, defense, or appeals thereof to the proportionate extent arising from CONSULTANT'S negligent performance of the Agreement or any willful misconduct, breach or default thereof by CONSULTANT.

12. **NON-DISCRIMINATION.** CONSULTANT agrees not to discriminate against any citizen, employee or employment applicant on the basis of race, color, religion, national original, ancestry, sex, marital status or age in the performance of the obligations of this Agreement. Violation of this provision shall be treated as a breach of this Agreement.

13. **NONASSIGNMENT SUBCONTRACTOR**. CONSULTANT may neither assign nor factor any rights in nor delegate any obligations under this Agreement or any portion thereof without the consent of CITY. CITY may cancel this Agreement for cause should CONSULTANT attempt to make an unauthorized assignment of any right or obligation arising hereunder.

14. **INDEPENDENT CONTRACTOR.** It is agreed that nothing herein contained is intended or should be construed as in any manner as creating or establishing a relationship of copartners between the Parties or as constituting CONSULTANT as an agent, representative or employee of CITY for any purposes or in any manner whatsoever. CONSULTANT is and shall remain an independent CONSULTANT with respect to all services performed under this Agreement.

15. **HUMAN TRAFFICKING**. CONSULTANT shall provide CITY with the affidavit provided in **Exhibit "B"** signed by an officer or representative of CONSULTANT attesting, under penalty of perjury, that CONSULTANT does not use coercion for labor or services as defined by section 787.06, Florida Statutes.

16. **PUBLIC ENTITY CRIMES**. CONSULTANT represents and warrants that it is not listed on the State of Florida's convicted vendor listing established under the provisions of Section 287.133, Florida Statutes, whereby the State of Florida maintains a convicted vendor listing which excludes those listed suppliers from bid submittal for a period of thirty-six (36) months. CONSULTANT acknowledges the continuous duty to disclose to the City if CONSULTANT or any of its affiliates are placed on the convicted vendor list.

17. **NON-DISCRIMINATION.** CONSULTANT, for itself, successors in interests, assigns, subconsultants, and sub-lessees, as a part of the consideration hereof, hereby covenants and agrees that:

a. No person on the ground of race, color, religion, sex, national origin, age, marital status, political affiliation, familial status, disability, sexual orientation, pregnancy, or gender identity, expression or veteran or service member status be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of or performance of Services described herein; and

b. No employee or applicant for employment on the ground of race, color, religion, sex, national origin, age, marital status, political affiliation, familial status, disability, sexual orientation, pregnancy, gender identity or expression, or veteran or service member status will be discriminated against during the course of employment or application for employment to be employed in the performance of this Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to performance of this Agreement.

CONSULTANT agrees that compliance with this provision constitutes a material condition to this Agreement, and that it is binding upon CONSULTANT, its successors, transferees, and assignees, for the period during which Services are provided. CONSULTANT further agrees to ensure that its independent contractors and subcontractors are not in violation of the terms of this provision.

18. **ANTITRUST VIOLATOR VENDOR LIST**. Pursuant to Section 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list (electronically published and updated quarterly by the State of Florida) following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a ENGINEER, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity.

19. **PUBLIC RECORDS**. CONSULTANT specifically acknowledges the CITY'S obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and that the constitutional and statutory provisions control over the terms of this Agreement. As such,

the CONSULTANT shall keep and maintain public records required by the CITY and to comply with §119.071, F.S., shall:

a. Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services required under this Agreement;

b. Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law; and

d. Meet all requirements for retaining public records and transfer, at no cost to the CITY, all public records in possession of CONSULTANT upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY in a format that is compatible with the information technology system of the CITY.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-518-2308, CITYCLERKEMAIL@KISSIMMEE.ORG, AND 101 CHURCH STREET, KISSIMMEE, FLORIDA 34741.

20. **APPLICABLE LAWS**. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Florida.

21. **JURY TRIAL WAIVER; VENUE; WAIVER OF ATTORNEY FEES**. CONSULTANT agrees to waive the right to a jury trial in any action, proceeding, or counterclaim. Venue shall be Osceola County, Florida. Each party waives the right to attorney fees in any action to enforce this Agreement.

22. **WAIVER**. No failure of CITY to insist upon strict performance in any one or more terms of this Agreement, nor any failure of CITY to exercise any right or remedy under this Agreement shall constitute a waiver of any such term, right or remedy the CITY may have, or of future rights to enforce compliance.

23. **NOTICES**. All notices and demands shall be sent U.S. Certified Mail, return receipt to:

As to CONSULTANT:	As to CITY:
AECOM Technical Services 20 N Orange Avenue, Suite 1100 Orlando FL, 32801	City of Kissimmee Public Works & Engineering 101 Church St. Kissimmee, FL 34741

24. **ENTIRETY OF AGREEMENT**. This Agreement, including any attachments and exhibits referred to herein shall constitute the entire Agreement of the parties. Any prior understanding or representations of any kind preceding the date of this Agreement shall not be binding on either party except as incorporated herein.

25. **MODIFICATIONS**. Any modifications or additional obligations assumed by either party in connection with this Agreement shall be binding only if evidenced in writing and signed by each party or an authorized representative of each party.

26. **SEVERABILITY**. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision, and this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

Signature page to follow

IN WITNESS WHEREOF, the parties hereto have through their duly authorized representatives, approved and executed this Agreement as of the date set forth below:

CONSULTANT

By: _____

Title: Vice President

Date: 4/10/2026

STATE OF FLORIDA) **COUNTY OF** Hillsborough)

The foregoing instrument was acknowledged before me this 10th day of April, 2026, by means of ☒ physical presence or ☐ online notarization, by Jeff Blazewski as Vice President of AECOM., who is personally known to me or has produced identification, and acknowledged before me that they executed the forgoing instrument as such officer in the name and on behalf of the corporation.

Notary Seal:

SHANNON NEGRO
Notary Public - State of Florida
Commission # HH 634323
My Comm. Expires Apr 22, 2029
Bonded through National Notary Assn.

Notary: _____

Print Name: Shannon Negro

My Commission Expires: 4-22-2029

CITY OF KISSIMMEE

By: _____
Jackie Espinosa, Mayor-Commissioner

Date: _____

ATTEST:

_____
City Clerk

Approved as to form and legal sufficiency:

_____
City Attorney

EXHIBIT "A"
SCOPE OF SERVICE

SCOPE OF SERVICES FOR CONSULTING ENGINEERING SERVICES
KISSIMMEE ALLEY PAVING PROJECT

This Exhibit forms an integral part of the agreement between the CITY of Kissimmee (hereinafter referred to as the CITY) and AECOM Technical Services, Inc (hereinafter referred to as the CONSULTANT) relative to the transportation facility described as follows:

Project Description: ALLEY PAVING

Financial Project ID: TBD

Alley from Darlington Avenue to Neptune Road

1 PROJECT PURPOSE/DESCRIPTION

The general objective is for the CONSULTANT to provide pre-qualified engineering design services and a complete set of construction contract documents for repaving the alley adjacent to the Connect Kissimmee Phase 1 project.

The description of the project is paving the alley located between Church Street and Broadway Avenue from Darlington Avenue to Neptune Road.

The CITY will provide contract administration, management services, and reviews of all work associated with the development and preparation of all contract documents. The CONSULTANT shall be fully responsible for all work performed and work products developed under this Scope of Services. The CONSULTANT will provide 4 submittals – 30%, 60%, 90%, and final signed and sealed submittal plans and documentations. The CITY will review 30%, 60%, 90% submittals. The CONSULTANT will provide an Engineer's Construction Cost Estimate at 60%, 90%, and final signed and sealed plan submittals. For the purpose of scheduling, the CONSULTANT shall allow two (2) weeks for CITY review. The Consultant shall certify that the design is constructible within alley constraints, including maintenance of access to adjacent properties and emergency services.

3 PROJECT GENERAL AND PROJECT COMMON TASKS

Public Involvement including:

Public Meeting Preparations – Assist the CITY with the required preparations for holding up to three (3) public meetings for the proposed Alley reconstruction project.
Public Meeting Attendance/Followup – CONSULTANT to attend up to three (3) public meetings with two (2) staff in attendance. CONSULTANT to provide followup services after each public meeting such as preparing the meeting minutes, preparing responses to the public comments received, etc.

Project Management Tasks including:

Specifications Package Preparation – CONSULTANT will prepare and submit a signed and sealed standard Specification Package for the proposed Alley reconstruction project to the CITY. This effort will not include preparation of any Technical Special Provisions.

Contract Maintenance and Project Documentation – CONSULTANT to provide project management services such as the complete setup and maintenance of files, electronic folders and documents, developing technical monthly progress reports, schedule updates, submittal of monthly invoices and compilation and submittal of project documentation based on an estimated design period of twelve (12) months.

Prime Consultant Project Manager Meetings – The CONSULTANT project manager will attend up to thirty two (32) virtual meetings as required for monthly progress updates (12 meetings), roadway analysis (8 meetings), drainage design (4 meetings), utilities (6 meetings), and environmental (2 meetings).

4 ROADWAY ANALYSIS / 5 ROADWAY PLANS

Roadway Analysis including:

Pavement Design Package – Prepare up to three (3) pavement designs for proposed Alley reconstruction.

Horizontal/Vertical Master Design Files – Develop the horizontal/vertical master design files for the 0.3 miles project corridor, to include showing and labeling 12 Utility Owners for four (4) plans phase submittals.

Cross Section Design Files – Develop cross section design files to show existing and proposed typical sections, and to check proposed grading and to identify any utility conflicts.

Traffic Control Analysis – Prepare traffic control analysis for a Level 1 Temporary Traffic Control Plans (TTCP).

Quantities – Prepare the required pay item quantities based on the proposed plans for the reconstruction of the Alley.

Cost Estimate – Prepare three (3) Engineer's Construction Cost estimate for plan phase submittals at 60%, 90% and final signed and sealed.

Field Reviews – Conduct one (1) project site visit with three (3) staff in attendance.

Technical Meetings – Attend a total of eight (8) virtual meetings with the CITY and Local Governments for: typical section development (1 meeting), pavement design (1 meeting), Local Government coordination (2 meetings), and comment review (4 meetings).

Quality Assurance/Quality Control, Supervision and Coordination - Perform the required Quality Assurance/Quality Control, supervision and coordination to deliver four (4) phase submittal plans and three (3) Engineer's Construction Cost estimates to the CITY.

Roadway Plans including:

Key Sheet – Prepare one (1) Key Sheet and one (1) Signature Sheet for the proposed Alley Pavement Reconstruction plans.

Summary of Pay Items Sheet – Prepare a total of four (4) sheets, one (1) for Roadway pay items, one (1) for Signing and Pavement Marking pay items, one (1) for Landscape/Hardscape pay items and one (1) for Lighting pay items.

Typical Section Sheet – Prepare one (1) sheet for the proposed Alley pavement reconstruction.

Typical Section Details Sheet – Prepare two (2) sheets showing required typical section details for the proposed Alley pavement reconstruction.

General Notes/Pay Item Notes – Prepare one (1) simple General Notes sheet.

Summary of Quantities Sheets - Prepare a total of four (4) sheets, one (1) for Roadway pay item quantities, one (1) for Signing and Pavement Marking pay item quantities, one (1) for Landscape/Hardscape pay item quantities and one (1) for Lighting pay item quantities.

Plan Sheet – Prepare three (3) sheets for coverage of the proposed Alley pavement reconstruction plans.

Roadway Soil Survey Sheet – Including one (1) sheet prepared by the Geotechnical Engineer.

Temporary Traffic Control Plan (TTCP) Sheets – Prepare two (2) TTCP sheets for detouring Alley traffic during construction.

Temporary Traffic Control Detail Sheets – Prepare two (2) sheets for showing the TTCP phase and general notes.

Utility Adjustment Sheets - Prepare four (4) sheets for showing utility adjustments or relocations.

Project Network Control Sheet - Including one (1) sheet prepared by the Surveyor.

Utility Verification Sheet (SUE Data) – Prepare one (1) sheet showing verified SUE data.

Quality Assurance/Quality Control, and Supervision - Perform the required Quality Assurance/Quality Control, and supervision to deliver four (4) phase submittal plans to the CITY.

6A DRAINAGE ANALYSIS / 6B DRAINAGE PLANS

Drainage Analysis including:

Drainage Map Hydrology – Perform drainage hydrology analysis for design only. Drainage Maps will not be included in the plan set.

Design of Storm Drains - Evaluate storm system including upstream and downstream pipe evaluations with pipe video inspection for up to sixteen (16) existing structures. Identify and address existing and potential ponding issues by adding up to three (3) new inlets and existing pipe replacements as needed. A storm drain analysis will be performed for existing pipes to be replaced in-kind to determine if sufficient capacity is provided. Re-sizing of the storm drain system is not included in the scope of work.

Drainage Design Documentation Report - Prepare a drainage report documenting storm drain calculations and spread analyses. Exhibits and basin maps are excluded.

Cost Estimate - Prepare drainage pay item quantities for three (3) Engineer's Construction Cost estimate for plan phase submittals at 60%, 90% and final signed and sealed.

Existing Permit Analysis - Review existing permits along the corridor to identify existing offsite storm systems and drainage patterns for the storm drain system evaluation.

Field Reviews – Conduct two (2) project site visits with two (2) staff in attendance.

Technical Meetings – Attend a total of six (6) virtual meetings with the CITY and Local Governments for: Agency (1 meeting), Local Government coordination (2 meetings), and phase review (3 meetings).

Quality Assurance/Quality Control, Supervision and Coordination - Perform the required Quality Assurance/Quality Control, supervision and coordination to deliver four (4) phase submittal plans and three (3) Engineer's Construction Cost estimates to the CITY.

Drainage Plans including:

Summary of Drainage Structures – Prepare up to two (2) Summary of Drainage Structure sheets.

Drainage Structure Sheets – Prepare seven (7) Drainage Structure Sheets.

Erosion Control Plan Sheets – Prepare three (3) Erosion Control Plan Sheets.

SWPPP Sheets - Prepare three (3) SWPPP Sheets.

Quality Assurance/Quality Control and Supervision - Perform the required Quality Assurance/Quality Control, and supervision to deliver four (4) phase submittal plans to the CITY.

7 UTILITIES

The CONSULTANT shall identify utility facilities and secure agreements, utility work schedules, and plans from the Utility Agency Owners (UAO) ensuring all conflicts that exist between utility facilities and the CITY's construction project are addressed. The CONSULTANT shall certify all utility negotiations have been completed and that arrangements have been made for utility work to be undertaken. CONSULTANT to perform utility coordination to include:

Utility Kickoff Meeting - CONSULTANT shall meet with the CITY to receive guidance, as may be required, to assure that all necessary coordination will be accomplished in accordance with CITY procedures.

Identify Existing Utility Agency Owner(s) - The CONSULTANT shall identify all Utility Agency Owners (UAOs) in the corridor and within and adjacent to the project limits that may be impacted by the project. Identification shall include the updated UAO contact information. The CONSULTANT shall contact Sunshine 811, perform a field visit, and review prior FDOT/CITY utility permits, reports, existing plans, and surveys provided.

Make Utility Contacts - Primary Contact (60%): The CONSULTANT shall send letters, the utility conflict information (when applicable and in the format requested by the CITY) and plans to twelve (12) UAO(s) including all component sets and the design schedule.

Individual/Field Meetings - The CONSULTANT shall meet with each UAO as necessary, separately or together, throughout the project design duration to provide guidance in the interpretation of plans, review changes to the plans and schedules, standard or selective clearing and grubbing work, and assist in the development of the UAO(s) plans and work schedules. The CONSULTANT is responsible for motivating the UAO to complete and return the necessary documents after each Utility Contact or Meeting.

Collect and Review Plans and Data from UAO(s) - The CONSULTANT shall review utility marked plans and data individually as they are received for content. Ensure information from the twelve (12) UAOs (utility type, material and size) is sent to the designer for inclusion in the plans. Forward all requests for utility reimbursement and supporting documentation to the CITY.

Review Utility Markups & Work Schedules and Processing of Schedules & Agreements –

Impacts to CITY/PUBLIC agencies (fiber, water & sanitary) are not anticipated currently. However, if Design Services are required to adjust conflicting Public Utilities, a supplemental agreement will be negotiated for the CONSULTANT to render these services.

Utility Coordination/Follow-up - The CONSULTANT shall provide utility coordination and follow-up. This includes follow-up, interpreting plans, and assisting the twelve (12) UAOs with completion of their work schedules and agreements. Includes phone calls, face-to-face meetings, etc., to motivate and ensure the UAO(s) complete and return the required documents in accordance with the project schedule. Ensure the resolution of all known conflicts. The CONSULTANT shall keep accurate minutes of all meetings and distribute a copy to all attendees. This task can be applied to all phases of the project.

Utility Constructability Review - The CONSULTANT shall review the project design and identify impacts to the existing Utilities cross referencing construction contract time, and phasing for compatibility. See Task 4.5 (Horizontal/Vertical Master Design File) and Task 4.9 (Cross Section Design Files) for utility conflict identification and adjustments.

Additional Utility Services - The CONSULTANT will coordinate with the CITY and SUE consultant to identify areas where revised subsurface utility engineering should be acquired to resolve utility conflicts with the proposed design.

Certification/Close-Out - All utility coordination for up to twelve (12) UAOs shall be completed for proper coordination with the physical construction schedule.

It shall be confirmed that plans have been sent to the Utility Companies/Agencies, and no utility work is required.

Other Utilities - The CONSULTANT will conduct permit reviews and other project activities related Utility tasks not typically covered by the standard Utility scope.

8 ENVIRONMENTAL PERMITS, COMPLIANCE AND CLEARANCES

Although this project is anticipated to be exempt from the Water Management District (WMD) permitting, a permit exemption request will be needed. Conduct one (1) meeting with WMD to request verification of a permit exception for the project. A permit exception shall be submitted to the WMD.

19 SIGNING & PAVEMENT MARKING ANALYSIS/ 20 SIGNING & PAVEMENT MARKING PLANS

Signing and Pavement Marking Analysis including:

Reference and Master Design Files – Develop the Signing and Pavement Marking master design files for the 0.3 miles project corridor from Darlington Avenue to Neptune Road.

Includes review of all reference design files to ensure no conflicts.

Quantities – Prepare the required pay item quantities based on the proposed plans for the reconstruction of the Alley.

Cost Estimate – Prepare three (3) Signing and Pavement Markings Cost Estimates to be added to the overall Engineer's Construction Cost estimate for the 60%, 90% and final plan phase submittals.

Technical Meetings – Attend a total of two (2) virtual meetings with the CITY for Progress Meetings.

Quality Assurance/Quality Control, Supervision and Coordination - Perform the required Quality Assurance/Quality Control, supervision and coordination to deliver four (4) phase submittal plans and three (3) Engineer's Construction Cost estimates to the CITY.

Signing and Pavement Marking Plans including:

Key Sheet – Prepare one (1) Key Sheet for the proposed Alley Pavement Reconstruction plans.

Tabulation of Quantities Sheet – Prepare one (1) Tabulation of Quantities Sheet for Signing and Pavement Marking pay items.

General Notes / Pay Item Notes – Prepare one (1) General Notes / Pay Item Notes Sheet for Signing and Pavement Marking

Plan Sheet – Prepare four (4) Plan Sheets for coverage of the proposed Alley pavement reconstruction plans.

Typical Details – Prepare one (1) Typical Details Sheet for detail of signposts within the proposed Alley pavement reconstruction plans to prevent vehicle damage (horizontally and vertically).

Quality Assurance/Quality Control and Supervision - Perform the required Quality Assurance/Quality Control, and supervision to deliver four (4) phase submittal plans to the CITY.

23 LIGHTING ANALYSIS / 24 LIGHTING PLANS

Lighting Analysis including:

Lighting Design Analysis Report (LDAR) – Prepare LDAR for proposed Alley reconstruction.

Reference and Master Design Files – Develop the lighting master design files for the 0.3 miles project corridor.

Design Documentation – Compiling and delivering project documentation.

Quantities – Prepare the required pay item quantities based on the proposed plans for the reconstruction of the Alley.

Cost Estimate – Prepare three (3) Engineer's Construction Cost Estimates for 60%, 90% and final plans submittals.

Field Reviews – Conduct one (1) project site visit with two (2) staff in attendance.

Technical Meetings – Attend a total of six (6) meetings with the Power Company, CITY and DOT for: power service point coordination (2 meetings), Local Government coordination (3 meetings), and Progress meetings (1 meeting).

Quality Assurance/Quality Control, Supervision and Coordination - Perform the required Quality Assurance/Quality Control, supervision and coordination to deliver four (4) phase submittal plans and three (3) Engineer's Construction Cost estimates to the CITY.

Lighting Plans including:

Key Sheet – Prepare one (1) Key Sheet and one (1) Signature Sheet for the proposed Alley Pavement Reconstruction plans.

Tabulation of Quantities Sheet – Prepare one (1) sheet for Lighting pay items.

General Notes/Pay Item Notes – Prepare one (1) sheet for the required general and pay item notes.

Pole Data, Legend and Criteria Sheet – Prepare one (1) sheet for the proposed Alley pavement reconstruction.

Plan Sheet – Prepare three (3) sheets for coverage of the proposed Alley pavement reconstruction plans.

Quality Assurance/Quality Control and Supervision - Perform the required Quality Assurance/Quality Control, and supervision to deliver four (4) phase submittal plans to the CITY.

25 LANDSCAPE ARCH. ANALYSIS / 26 LANDSCAPE ARCH. PLANS

Landscape Arch. Analysis including:

Data Collection – Template file collection and preparation for CADD, excel, etc.

Site Inventory and Analysis – Review and incorporation of existing elements such as architecture, roadway, utilities, right-of-way, landscape, and hardscape.

Hardscape Design – Perform preliminary and final hardscape design including paving, pavers, curbing, bollards, etc. for 0.3 miles project length.

Cost Estimate – Prepare three (3) Engineer's Construction Cost Estimates for 60%, 90% and final plans submittals.

Other Landscape Architecture – Base file compilation including but not limited to survey, roadway, utilities, right-of-way, and drainage, etc.

Field Reviews – Conduct one (1) project site visit with one (1) staff in attendance.

Technical Meetings – Attend a total of seven (7) virtual meetings with the CITY for: kickoff meeting (1 meeting), typical section development, and pavement design (2 meetings), progress meetings (2 meetings) and phase review (2 meetings).

Quality Assurance/Quality Control, Supervision, Coordination and Interdisciplinary Coordination - Perform the required Quality Assurance/Quality Control, supervision, coordination and interdisciplinary coordination to deliver four (4) phase submittal plans and three (3) Engineer's Construction Cost estimates to the CITY.

<u>Landscape Arch. Plans including:</u>

A separate Landscape Plans set will not be provided. Existing vegetation impacts and removal, landscape general notes along with hardscape plans and hardscape details for hardscape improvements, will be developed and depicted in the roadway plans.

General Notes – Prepare general and hardscape notes to be shown in roadway general notes.

Hardscape Plans – Prepare hardscape plans for paving, pavers, curbing, bollards, etc. to be included in the roadway plans.

Hardscape Details and Notes – Prepare hardscape details for paving, pavers, curbing, bollards, etc. to be included in the roadway plans.
Quality Assurance/Quality Control and Supervision - Perform the required Quality Assurance/Quality Control, and supervision to deliver four (4) phase submittal plans to the CITY.

ESTIMATE OF WORK EFFORT AND COST - AECOM - FDOT FUNDED

Name of Project: Connect Kissimmee Alley Paving
County: Osceola
FPN: TBD
FAP No.: 1/0/1900

Consultant Name: AECOM
Consultant No.: TBD
Date: 1/22/2026
Estimator: Ying Wu

Staff Classification	Total Staff Hours From "SH Summary - Firm"	Project Manager	Chief Engineer	Senior Engineer 2	Senior Engineer 1	Engineer 2	Engineer 1	Senior Designer	CEI Senior Project Engineer	Senior Engineering Technician	Engineering Technician	CADD/ Computer Technician	Senior Landscape Architect	Landscape Architect	Landscape Architect Intern	Senior Utility Coordinator	Transportation Data Scientist	Chief Scientist	Senior Scientist	Scientist	Secretary/ Clerical	SH By Activity	Salary Cost By Activity	Average Rate Per Task
		$114.07	$85.19	$86.04	$71.07	$67.99	$48.76	$71.20	$0.00	$50.00	$36.38	$40.00	$89.13	$56.12	$41.64	$76.93	$0.00	$0.00	$0.00	$0.00	$35.00			
3. Project General and Project Common Tasks	424	106	0	127	0	0	0	0	0	0	64	106	0	0	0	0	0	0	0	0	21	424	$30,322	$71.51
4. Roadway Analysis	225	7	11	68	23	45	45	23	0	0	0	0	0	0	0	0	5	0	0	0	0	227	$16,112	$70.98
5. Roadway Plans	134	7	7	13	20	27	47	0	0	13	0	0	0	0	0	0	0	0	0	0	0	134	$8,712	$65.02
6a. Drainage Analysis	193	10	10	39	19	58	39	19	0	0	0	0	0	0	0	0	0	0	0	0	0	194	$13,896	$71.63
6b. Drainage Plans	87	4	4	9	13	17	30	0	0	9	0	0	0	0	0	0	0	0	0	0	0	86	$5,564	$64.70
7. Utilities	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	0	0	0	0	0	165	$12,693	$76.93
8. Environmental Permits, Compliance & Clearances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
9. Structures - Misc. Tasks, Dwgs, Non-Tech.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
10. Structures - Bridge Development Report	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
11. Structures - Temporary Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
12. Structures - Short Span Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
13. Structures - Medium Span Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
14. Structures - Structural Steel Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
15. Structures - Segmental Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
16. Structures - Movable Span	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
17. Structures - Retaining Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
18. Structures - Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
19. Signing & Pavement Marking Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
20. Signing & Pavement Marking Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
19.A Signing & Pavement Marking Analysis (RDWY)	48	1	1	0	16	0	12	0	0	17	0	0	0	0	0	0	0	0	0	0	1	48	$2,807	$58.47
20.A Signing & Pavement Marking Plans (RDWY)	27	0	2	0	6	0	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	26	$1,486	$57.14
21. Signalization Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
22. Signalization Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
23. Lighting Analysis	128	6	15	0	26	0	19	32	0	29	0	0	0	0	0	0	0	0	0	0	0	127	$8,465	$66.65
24. Lighting Plans	44	1	2	0	9	0	9	7	0	14	2	0	0	0	0	0	0	0	0	0	0	44	$2,634	$59.87
25. Landscape Architecture Analysis	101	0	0	0	0	0	0	0	0	0	0	0	25	40	35	0	0	0	0	0	0	101	$5,990	$59.30
26. Landscape Architecture Plans	27	0	0	0	0	0	0	0	0	0	0	0	7	11	9	0	0	0	0	0	0	27	$1,601	$59.30
27. Survey (Field & Office Support)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
28. Photogrammetry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
29. Mapping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
30. Terrestrial Mobile LiDAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
31. Architecture Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
32. Noise Barriers Impact Design Assessment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
33. Intelligent Transportation Systems Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
34. Intelligent Transportation Systems Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
35. Geotechnical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
36. 3D Modeling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
Total Staff Hours	1,603	142	52	256	132	147	210	81	0	91	66	106	32	51	45	165	5	0	0	0	22	1,603		
Total Staff Cost		$16,197.94	$4,429.88	$22,026.24	$9,381.24	$9,994.53	$10,239.60	$5,767.20	$0.00	$4,550.00	$2,401.08	$4,240.00	$2,852.16	$2,873.34	$1,865.47	$12,693.45	$0.00	$0.00	$0.00	$0.00	$770.00		**$110,282.14**	**$68.80**

Check = $110,282.14

Survey Field Days by Subconsultant
4 - Person Crew:

SALARY RELATED COSTS:			$110,282.14
OVERHEAD:		130.70%	$144,138.76
OPERATING MARGIN:		34.60%	$38,157.62
FCCM (Facilities Capital Cost Money):		0.00%	$0.00
EXPENSES:		8.06%	$8,888.74
Survey (Field - if by Prime)	0	4-person crew days @ $ - / day	$0.00
SUBTOTAL ESTIMATED FEE:			**$301,467.26**
Subconsultant:	MG Vera		$30,054.22
Subconsultant:	Terracon		$14,870.00
Subconsultant:	Rowland Inc.		$7,500.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
Subconsultant:			$0.00
SUBTOTAL ESTIMATED FEE:			**$353,891.48**
Geotechnical Field and Lab Testing (included in Terracon's fee above)			$0.00
SUBTOTAL ESTIMATED FEE:			**$353,891.48**
Optional Services			$0.00
GRAND TOTAL ESTIMATED FEE:			**$353,891.48**

Notes:
1. This sheet to be used by Prime Consultant to calculate the Grand Total fee.

2. Manually enter fee from each subconsultant. Unused subconsultant rows may be hidden.

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.1	Public Involvement					
3.1.1	Community Awareness Plan	LS	0	0	0	
3.1.2	Notifications	LS	0	0	0	
3.1.3	Prepare Mailing Lists	LS	0	0	0	
3.1.4	Median Modification Letters	LS	0	0	0	
3.1.5	Driveway Modification Letters	LS	0	0	0	
3.1.6	Newsletters	LS	0	0	0	
3.1.7	Renderings and Fly Throughs	LS	0	0	0	
3.1.8	PowerPoint Presentation	LS	0	0	0	
3.1.9	Public Meeting Preparations	LS	1	24	24	3 days
3.1.10	Public Meeting Attendance/Followup	LS	1	24	24	Assume 3 meetings, each 4 hours w/ 2 people
3.1.11	Other Agency Meetings	LS	0	0	0	
3.1.12	Web Site	LS	0	0	0	
	3.1 Public Involvement Subtotal				**48**	**includes 47 hrs of QA/QC (see PD&E Sheet backup)**
3.2	Joint Project Agreements	EA	0	0	0	
3.3	Specifications Package Preparation	LS	1	40	40	No TSPs, Standard spec compilation.
3.4	Contract Maintenance and Project Documentation	LS	1	288	288	Assume 12 months @ 24 hours/month
3.5	Value Engineering (Multi-Discipline Team) Review	LS	0	0	0	
3.6	Prime Consultant Project Manager Meetings	LS	1	48	48	Assume 12 months @ 1 hours/ week
3.7	Plans Update	LS	0	0	0	

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.8	Post Design Services	LS	0	0	0	
3.9	Digital Delivery	LS	0	0	0	
3.10	Risk Assessment Workshop	LS	0	0	0	
3.11	Railroad, Transit, and/or Airport Coordination	LS	0	0	0	
3.11.1	Aeronautical Evaluation	LS	0	0	0	
3.12	Landscape and Existing Vegetation Coordination	LS	0	0	0	
3.13	Other Project General Tasks	LS	0	0	0	
3. Project Common and Project General Tasks Total					**424**	

3.6 - List of Project Manager Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments
Roadway Analysis	EA	8	1	8	
Drainage	EA	4	1	4	
Utilities	EA	6	1	6	PM attendance meeting for the Individual UAO Meetings
Environmental	EA	2	1	2	
Structures	EA	0	0	0	
Signing & Pavement Marking	EA	0	0	0	
Signalization	EA	0	0	0	
Lighting	EA	0	0	0	
Landscape Architecture	EA	0	0	0	
Survey	EA	0	0	0	
Photogrammetry	EA	0	0	0	
ROW & Mapping	EA	0	0	0	
Terrestrial Mobile LiDAR	EA	0	0	0	
Architecture	EA	0	0	0	
Noise Barriers	EA	0	0	0	
ITS Analysis	EA	0	0	0	
Geotechnical	EA	0	0	0	
Progress Meetings	EA	0	0	0	
Phase Reviews	EA	0	0	0	
Field Reviews	EA	0	0	0	
Total Project Manager Meetings		20		20	Total PM Meeting Hours carries to Task 3.6 above

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments

Notes:

1. **If the hours per meeting vary in length (hours) enter the average in the hour/unit column.**
2. **Do not double count agency meetings between permitting agencies.**
3. **Project manager meetings are calculated in each discipline sheet and brought forward to Column D, except for Photogrammetry.**

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
4.1	Typical Section Package	LS	0	0	0	N/A
4.2	Pavement Type Selection Report	LS	0	0	0	N/A
4.3	Pavement Design Package	LS	1	20	20	Pavement Design for Alley. 12 hrs for initial set up and 4 x 2 (per each additional) = 20 hrs
4.4	Cross-Slope Correction	LS	0	0	0	
4.5	Horizontal/Vertical Master Design Files	LS	1	49.5	50	100 hrs per mile X 0.3 miles + 13 utility owners X 0.4 hr per X 4 submittals
4.6	Access Management	LS	0	0	0	N/A
4.7	Roundabout Evaluation	LS	0	0	0	
4.8	Roundabout Final Design Analysis	LS	0	0	0	
4.9	Cross Section Design Files	LS	1	4	4	Check utility conflicts and grading.
4.10	Traffic Control Analysis	LS	1	16	16	Level 1 TTCP Anticipated
4.11	Master TCP Design Files	LS	0	0	0	
4.12	Selective Clearing and Grubbing	LS	0	0	0	
4.13	Tree Disposition Plan	LS	0	0	0	
4.14	Design Variations and Exceptions	LS	0	0	0	
4.15	Design Report	LS	0	0	0	
4.16	Quantities	LS	1	40	40	
4.17	Cost Estimate	LS	1	30	30	10 hrs per Engineer's Estimate X 3 submittals
4.18	Technical Special Provisions and Modified Special Provisions	LS	0	0	0	
4.19	Other Roadway Analyses	LS	0	0	0	
Roadway Analysis Technical Subtotal					**160**	

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
4.20	Field Reviews	LS	1	24	24	1 site visit for 3 attendees at 8 hrs each
4.21	Monitor Existing Structures	LS	0	0	0	
4.22	Technical Meetings	LS	1	11	11	
4.23	Quality Assurance/Quality Control	LS	%	7%	11	
4.24	Independent Peer Review	LS	%	0%	0	
4.25	Supervision	LS	%	5%	8	
Roadway Analysis Nontechnical Subtotal					**54**	
4.26	Coordination	LS	%	5%	11	
4. Roadway Analysis Total					**225**	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Typical Section	EA	1	2	2	2 Attendees at 1 meetings 1 hour each meeting	yes	1
Pavement Design	EA	1	1	1	1 Attendee at 1 hour	yes	1
Access Management	EA	0	0	0			0
15% Line and Grade	EA	0	0	0			0
Driveways	EA	0	0	0			0
Local Governments (cities, counties, MPO)	EA	2	2	4	2 Attendees at 2 meetings at 1 hr each	yes	2
Work Zone Traffic Control/Constructability	EA	0	0	0			0
30/60/90/100% Comment Review Meetings	EA	4	1	4	1 Attendees at 4 meetings at 1 hr each	yes	4
Other Meetings (Progress Meetings)	EA	0	0	0			0
Subtotal Technical Meetings				**11**	**Subtotal Project Manager Meetings**		8
Progress Meetings (see Other Meetings above)	EA	0	0	0	***PM attendance at Progress Meetings is manually entered on General Task 3***		- -
Phase Review Mtg's (see Comment Review Mtg's above)	EA	0	0	0	**PM attendance at Phase Review Meetings is manually entered on General Task 3**		- -
Total Meetings				**11**	**Total Project Manager Meetings (carries to Tab 3)**		**8**

Carries to 4.22

Carries to Tab 3

Representing		Print Name	Signature / Date
FDOT District			
Consultant Name			

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units or Sheet	Hours/ Unit or Sheet	Total Hours	Comments
5.1	Key Sheet		Sheet	1	8	8	Keysheet at 6 hrs + Signature Sheet at 2 hrs
5.2	Summary of Pay Items Including Quantity Input		Sheet	4	3	12	3 hr per page (1 page for each: Roadway, S&P, Landscape/Hardscape, Lighting)
5.3	Typical Section Sheets						
5.3.1	Typical Sections		EA	1	10	10	1 typical section at 10 hrs
5.3.2	Typical Section Details		EA	2	4	8	Typical section details expected: building connections, bollards, at 4 hrs each
5.4	General Notes/Pay Item Notes		Sheet	1	8	8	8 hrs for Simple General Notes
5.5	Summary of Quantities Sheets		Sheet	4	5	20	4 sheets
5.6	Project Layout		Sheet	0	0	0	
5.7	Plan/Profile Sheet		Sheet	0	0	0	
5.8	Profile Sheet		Sheet	0	0	0	
5.9	Plan Sheet		Sheet	4	3	12	4 hrs per sheet low complexity with 4 anticipated pages.
5.10	Special Profile		Sheet	0	0	0	
5.11	Back-of-Sidewalk Profile Sheet		Sheet	0	0	0	
5.12	Interchange Layout Sheet		Sheet	0	0	0	
5.13	Ramp Terminal Details (Plan View)		Sheet	0	0	0	
5.14	Intersection Layout Details		Sheet	0	0	0	
5.15	Special Details		EA	0	0	0	

Task No.	Task	Scale	Units	No. of Units or Sheet	Hours/ Unit or Sheet	Total Hours	Comments
5.16	Cross-Section Pattern Sheet(s)		Sheet	0	0	0	
5.17	Roadway Soil Survey Sheet(s)		Sheet	1	2	2	2 hrs inserting sheets from geotech
5.18	Cross Sections		EA	0	0	0	
5.19	Temporary Traffic Control Plan Sheets		Sheet	2	6	12	2 PLAN SHEETS @ 6 HRS/SHEET (DETOURS)
5.20	Temporary Traffic Control Cross Section Sheets		EA	0	0	0	
5.21	Temporary Traffic Control Detail Sheets		Sheet	2	3	6	2 SHEETS @ 3 HRS/SHEET (TTCP PHASE/GENERAL NOTES)
5.22	Utility Adjustment Sheets		Sheet	4	4	16	4 SHEETS (PER LINE ITEM 5.9) @ 4 HRS/SHEET
5.23	Selective Clearing and Grubbing Sheet(s)						
5.23.1	Selective Clearing and Grubbing		Sheet	0	0	0	
5.23.2	Selective Clearing and Grubbing Details		Sheet	0	0	0	
5.24	Tree Disposition Sheet(s)						
5.24.1	Tree Disposition Plan Sheet(s)		Sheet	0	0	0	
5.24.2	Tree Disposition Plan Tables and Schedules		Sheet	0	0	0	
5.25	Project Network Control Sheet(s)		Sheet	1	2	2	PROVIDED BY SURVEY
5.26	Environmental Detail Sheets		Sheet	0	0	0	
5.27	Utility Verification Sheet(s) (SUE Data)		Sheet	1	4	4	4 hrs to insert into plans
					Roadway Plans Technical Subtotal	**120**	
5.28	Quality Assurance/Quality Control		LS	%	7%	8	
5.29	Supervision		LS	%	5%	6	
					5. Roadway Plans Total	**134**	

Representing	Print Name	Signature / Date
FDOT District		
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NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
6a.1	Drainage Map Hydrology	Per Map	2	16	32	Drainage map scale is 100. Drainage maps will include several buildings roof downspouts detailing along the corridor, onsite and offsite drainage areas.
6a.2	Base Clearance Calculations	Per Location	0	0	0	N/A
6a.3	Pond Siting Analysis and Report	Per Basin	0	0	0	N/A
6a.4	Design of Cross Drains	EA	0	0	0	N/A
6a.5	Design of Ditches	Per Ditch Mile	0	0	0	N/A
6a.6	Design of Stormwater Management Facility (Offsite or Infield Pond)	EA	0	0	0	N/A
6a.7	Design of Stormwater Management Facility (Roadside Treatment Swales and Linear Ponds)	Per Cell	0	0	0	N/A
6a.8	Design of Floodplain Compensation	Per Floodplain Basin	0	0	0	N/A
6a.9	Design of Storm Drains	EA	19	3	57	Storm system evaluation/relocated and upstream and downstream pipes evaluations with pipe video inspections for 16 structures =3 hrs x 16 structures Approximately 3 additional inlets to be added to resolve existing & potential ponding issues =3 hrs x 3 structures Total hours = 57 hrs
6a.10	Optional Culvert Material	EA	0	0	0	N/A. Assume all pipes to be RCP.
6a.11	French Drain Systems	Per Cell	0	0	0	N/A
6a.11.a	Existing French Drain Systems	Per Cell	0	0	0	N/A
6a.12	Drainage Wells	EA	0	0	0	N/A
6a.13	Drainage Design Documentation Report	LS	1	20	20	The drainage report will include spread calcs and storm drain calculations. Existing permits and documentations will be used in the proposed design. Exhibits/Basin Maps will not included.
6a.14	Bridge Hydraulic Report	EA	0	0	0	N/A

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
6a.15	Temporary Drainage Analysis	LS	0	0	0	N/A
6a.16	Cost Estimate	LS	1	6	6	Hours to assist roadway team with drainage quantities items to use in the project cost estimate. Assume 3 submttals (30%, 60%, 90%, final) x 2 hrs
6a.17	Technical Special Provisions and Modified Special Provisions	LS	0	0	0	N/A
6a.18	Hydroplaning Analysis	LS	0	0	0	N/A
6a.19	Existing Permit Analysis	LS	1	10	10	Hours include evaluation of the existing permits along the corridor which is extremely important to identify existing offsite storm systems, drainage patterns for the storm drain system evaluation.
6a.20	Other Drainage Analysis	EA	0	0	0	N/A
Drainage Analysis Technical Subtotal					**125**	
6a.21	Field Reviews	LS	1	32	32	2 field reviews x 2 people x 8 hours (includes travel time)
6a.22	Technical Meetings	LS	1	12	12	Meetings are listed below.
6a.23	Environmental Look-Around (ELA) Meeting	LS	0	0	0	
6a.24	Quality Assurance/Quality Control	LS	%	7%	9	
6a.25	Independent Peer Review	LS	%	0%	0	
6a.26	Supervision	LS	%	5%	6	
Drainage Analysis Nontechnical Subtotal					**59**	
6a.27	Coordination	LS	%	5%	9	
6a. Drainage Analysis Total					**193**	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Base Clearance Water Elevation	EA	0	0	0			0
Pond Siting	EA	0	0	0			0
Agency	EA	1	2	2	2 Attendees at 1 meeting, 2 hours each meeting WMD, verification of exemption.	yes	2
Local Governments (cities, counties)	EA	2	2	4	2 Attendees at 2 meetings at 1 hr each	yes	2
FDOT Drainage	EA	0	0	0			0
Other Meetings	EA	0	0	0			0
Subtotal Technical Meetings				**6**			4
Progress Meetings (if required by FDOT)	EA	0	0	0	*PM attendance at Progress Meetings is manually entered on General Task 3*		- -
Phase Review Meetings	EA	3	2	6	*PM attendance at Phase Review Meetings is manually entered on General Task 3*		- -
Total Meetings				**12**	**Total Project Manager Meetings (carries to Tab 3)**		**4**

Carries to 6.19

Carries to Tab 3

Representing	Print Name	Signature / Date
FDOT District		
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NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units or Sheet	Hours/ Unit or Sheet	Total Hours	Comments
6b.1	Drainage Map	100	Sheet	0	24	0	Drainge map only for design purpose, not included in the plan set.
6b.2	Bridge Hydraulics Recommendation Sheets		Sheet	0	0	0	N/A
6b.3	Summary of Drainage Structures		Sheet	2	20	40	Total of 16 existing drainage structures (assume 50% of pipes to be impacted/replaced) + 3 additional prop. Inlets.
6b.4	Optional Pipe/Culvert Material		Sheet	0	0	0	N/A - Assume all pipes to be RCP.
6b.5	Drainage Structure Sheet(s) (Per Structure)		EA	7	2	14	Total of 16 existing drainage structures (assume all of them and upstream and downstream pipes will be impacted/replaced), assume 4 existing will be replaced +3 additional prop. Inlets.
6b.6	Miscellaneous Drainage Detail Sheets		Sheet	0	0	0	N/A
6b.7	Lateral Ditch Plan/Profile		Sheet	0	0	0	N/A
6b.8	Lateral Ditch Cross Sections		EA	0	0	0	N/A
6b.9	Retention/Detention Ponds Detail Sheet(s)		Sheet	0	0	0	N/A
6b.10	Retention Pond Cross Sections		EA	0	0	0	N/A
6b.11	Erosion Control Plan Sheet(s)	40	Sheet	3	2	6	Erosion Control sheets will be at 40 scale and a total of 3 sheets will be required.
6b.12	SWPPP Sheet(s)		Sheet	3	6	18	
Drainage Plans Technical Subtotal						**78**	
6b.13	Quality Assurance/Quality Control		LS	%	7%	5	
6b.14	Supervision		LS	%	5%	4	
6. Drainage Plans Total						**87**	

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
7.1	Utility Kickoff Meeting	LS	1	2	2	N/A
7.2	Identify Existing Utility Agency Owners (UAO(s))	LS	1	12	12	Consultant shall contact Sunshine 811, perform a field visit, and review prior City utility permits, reports, existing plans, and surveys provided.
7.3	Make Utility Contacts	LS	1	12	12	60% x 1 hr per UAO x 12 UAO's
7.4	Exception Processing	LS	1	0	0	N/A
7.5	Preliminary Utility Meeting	LS	1	0	0	N/A
7.6	Individual/Field Meetings	LS	1	23	23	See below
7.7	Collect and Review Plans and Data from UAO(s)	LS	1	12	12	60% x 1 hr per UAO x 12 UAO's
7.8	Subordination of Easements Coordination	LS	1	0	0	N/A
7.9	Utility Design Meeting	LS	1	0	0	N/A
7.10	Review Utility Markups & Work Schedules, and Processing of Schedules & Agreements	LS	1	0	0	TBD, No UAO relocations anticipated (lighting coordination will be managed by Design team)
7.11	Utility Coordination/Followup	LS	1	12	12	60% x 1 hr per UAO x 12 UAO's
7.12	Utility Constructability Review	LS	2	12	24	Review 1 roadway alternatives for Utility impacts (2 hrs per UAO x 12 UAO's x 1 Alternatives)
7.13	Additional Utility Services	LS	1	20	20	Coordination with SUE provider for Utility designates and conflict Survey
7.14	Processing Utility Work by Highway Contractor (UWHC)	LS	1	0	0	N/A
7.15	Contract Plans to UAO(s)	LS	1	0	0	N/A
7.16	Certification/Close-Out	LS	1	12	12	TBD (1 hrs per UAO x 12 UAO's)
7.17	Other Utilities	LS	1	12	12	City permit reviews & other unforseen Utility related items

7. Utilities Total	165	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Kickoff (see 7.1)	EA	1	2	2		yes	2
Preliminary Meeting (see 7.5)	EA	0	0	0			0
Individual UAO Meetings (see 7.6)	EA	4	2	8		yes	4
Field Meetings (see 7.6)	EA	2	5	10		no	0
Design Meeting (see 7.9)	EA	0	0	0			0
Other Meetings *(this is automatically added into Utilities Total (cell F27))*	EA	12	2	24	AECOM & City meetings	no	0
Total Meetings				**44**	**Total Project Manager Meetings (carries to Tab 3)**		**6**

Carries to Tab 3

Representing	Print Name	Signature / Date
FDOT District		
AECOM		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
	Environmental Permits, Compliances and Clearances					
8.1	Preliminary Project Research	LS	0	0	0	
	Permits					
8.2	**Field Work**					
8.2.1	Pond Site Alternatives	per pond site	0	0	0	
8.2.2	Establish Wetland Jurisdictional Lines and Assessments	LS	0	0	0	
8.2.3	Species Surveys	LS	0	0	0	
8.3	Agency Verification of Wetland Data	LS	0	0	0	
8.4	**Complete And Submit All Required Permit Applications**					
8.4.1	Complete and Submit All Required Wetland Permit Applications	LS	0	0	0	
8.4.2	Complete and Submit All Required Species Permit Applications	LS	0	0	0	
8.5	Coordinate and Review Dredge and Fill Sketches	LS	0	0	0	
8.6	Prepare USCG Permit Application	LS	0	0	0	
8.7	Prepare Water Management District or Local Water Control District Right of Way Occupancy Permit Application	LS	0	0	0	
8.8	Prepare Coastal Construction Control Line (CCCL) Permit Application	LS	0	0	0	
8.9	Prepare Tree Permit Information	LS	0	0	0	
8.10	Compensatory Mitigation Plan	LS	0	0	0	
8.11	Mitigation Coordination and Meetings	LS	0	0	0	

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
8.12	Other Environmental Permits	LS	0	0	0	
	Environmental Clearances/Reevaluations					
8.13	**Technical support to Department for Environmental Clearances and Reevaluations (use when consultant provides technical support only)**					
8.13.1	NEPA or SEIR Reevaluation	LS	0	0	0	
8.13.2	Archaeological and Historical Features	LS	0	0	0	
8.13.3	Wetland Impact Analysis	LS	0	0	0	
8.13.4	Essential Fish Habitat Impact Analysis	LS	0	0	0	
8.13.5	Protected Species and Habitat Impact Analysis	LS	0	0	0	
8.14	**Preparation of Environmental Clearances and Reevaluations (use when consultant prepares all documents associated with reevaluation)**					
8.14.1	NEPA or SEIR Reevaluation	LS	0	0	0	
8.14.2	Archaeological and Historical Features	LS	0	0	0	
8.14.3	Wetland Impact Analysis	LS	0	0	0	
8.14.4	Essential Fish Habitat Impact Analysis	LS	0	0	0	
8.14.5	Protected Species and Habitat Impact Analysis	LS	0	0	0	
8.15	Contamination Impact Analysis	LS	0	0	0	
8.16	Asbestos Survey	LS	0	0	0	
	Environmental Permits, Compliance, and Clearances/Reevaluations Technical Subtotal				**0**	
8.17	Technical Meetings	LS	0	16	0	Meetings are listed below
8.18	Quality Assurance/Quality Control	LS	%	7%	0	
8.19	Supervision	LS	%	5%	0	
	Environmental Permits, Compliance and Clearances Nontechnical Subtotal				**0**	
8.20	Coordination	LS	%	5%	0	
	8. Environmental Permits, Compliance and Clearances Total				**0**	

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
WMD	EA	1	16	16	Request for Verification of Exemption 62-330.050(4)(e)	yes	2
NMFS	EA	0	0	0			0
USACE	EA	0	0	0			0
USCG	EA	0	0	0			0
USFWS	EA	0	0	0			0
FFWCC	EA	0	0	0			0
FDOT	EA	0	0	0			0
Other Meetings	EA	0	0	0			0
Subtotal Technical Meetings				**16**	**Subtotal Project Manager Meetings**		2
Progress Meetings (if required by FDOT)	EA	0	0	0	*PM attendance at Progress Meetings is manually entered on General Task 3*		- -
Phase Review Meetings	EA	0	0	0	*PM attendance at Phase Review Meetings is manually entered on General Task 3*		- -
Total Meetings				**16**	**Total Project Manager Meetings (carries to Tab 3)**		**2**

Representing	Print Name	Signature / Date
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Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
19.1	Traffic Data Analysis	LS	0	0	0	N/A
19.2	No Passing Zone Study	LS	0	0	0	N/A
19.3	Reference and Master Design File	LS	1	32	32	Signing and Pavement Marking Design for 1/4 mile from Darlington Ave to Neptune Rd
19.4	Multi-Post Sign Support Calculations	EA	0	0	0	N/A
19.5	Sign Panel Design Analysis	EA	0	0	0	N/A
19.6	Sign Lighting/Electrical Calculations	EA	0	0	0	N/A
19.7	Quantities	LS	1	3	3	
19.8	Cost Estimate	LS	1	4	4	
19.9	Technical Special Provisions and Modified Special Provisions	LS	0	0	0	N/A
19.10	Other Signing and Pavement Marking	LS	0	0	0	N/A
Signing and Pavement Marking Analysis Technical Subtotal					**39**	
19.11	Field Reviews	LS	0	0	0	
19.12	Technical Meetings	LS	1	2	2	
19.13	Quality Assurance/Quality Control	LS	%	7%	3	
19.14	Independent Peer Review	LS	%	0%	0	
19.15	Supervision	LS	%	5%	2	
Signing and Pavement Marking Analysis Nontechnical Subtotal					**7**	
19.16	Coordination	LS	%	5%	2	
19. Signing and Pavement Marking Analysis Total					**48**	

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
Sign Panel Design	EA	0	0	0			0
Queue Length Analysis	EA	0	0	0			0
Local Governments (cities, counties)	EA	0	0	0			0
Other Meetings	EA	0	0	0			0
Subtotal Technical Meetings				**0**		**Subtotal Project Manager Meetings**	0
Progress Meetings (if required by FDOT)	EA	2	1	2	PM attendance at Progress Meetings is manually entered on General Task 3		- -
Phase Review Meetings	EA	0	0	0	PM attendance at Phase Review Meetings is manually entered on General Task 3		- -
Total Meetings				**2**		**Total Project Manager Meetings (carries to Tab 3)**	**0**

Carries to 19.12

Carries to Tab 3

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
20.1	Key Sheet		Sheet	1	3	0	3	
20.2	Summary of Pay Items Including TRNS•Port Input		LS	0	0	0	0	N/A
20.3	Tabulation of Quantities		Sheet	1	3	0	3	
20.4	General Notes/Pay Item Notes		Sheet	1	3	0	3	
20.5	Project Layout		Sheet	0	0	0	0	N/A
20.6	Plan Sheet		Sheet	4	3	4	12	
20.7	Typical Details		EA	1	3		3	Detail for signing within alley to prevent vehicle damage.
20.8	Guide Sign Worksheet(s)		EA	0	0		0	N/A
20.9	Traffic Monitoring Site		EA	0	0		0	N/A
20.10	Cross Sections		EA	0	0		0	N/A
20.11	Special Service Point Details		EA	0	0		0	N/A
20.12	Special Details		LS	0	0		0	N/A
20.13	Interim Standards		LS	0	0		0	N/A
Signing and Pavement Marking Plans Technical Subtotal						**4**	**24**	
20.14	Quality Assurance/Quality Control		LS	%	7%		2	
20.15	Supervision		LS	%	5%		1	
20. Signing and Pavement Marking Plans Total						**4**	**27**	

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
23.1	Lighting Justification Report	LS	1	0	0	N/A
23.2	Lighting Design Analysis Report	LS	1	32	32	Provide an LDAR in accordance with the requirements of the FDOT Design Manual. Corridor Lighting: 32 hours for proposed corridor lighting.
23.3	Voltage Drop Calculations	EA	0	0	0	N/A
23.4	FDEP Coordination and Report	LS	1	0	0	N/A
23.5	Reference and Master Design Files	LS	1	24	24	Establishing the lighting master design file to include all applicable reference files . This includes all work to create elements showing the alignment in plan view. Includes design and layout of proposed light poles, conductors and conduit runs, load center locations, pull box, service points, electrical service feed. and efforts required for drafting and clean up of reference files . Corridor Lighting (LS - Lower Range: 15 hours for set up, and 40 hours per mile including cross roads; Per Mile - based on the length of the lighting required to be shown in plan view per the scope of services.
23.6	Temporary Lighting	LS	1	0	0	N/A
23.7	Design Documentation	LS	1	8	8	Includes compiling and delivering project documentation in accordance with FDOT Design Manual.
23.8	Quantities	LS	1	24	24	Includes all work required to determine lighting pay items and quantities. Includes creating the Excel summary table through the Quantity Takeoff Manager (QTM), fully populating the tables with the estimated quantities, and delivering the Excel file to the lead consultant firm Engineer of Record (EOR). Consider adding 4 hours when required to include EQ Report with Phase II submittal. Based on 20 hours for <= 8 proposed light poles, plus 0.5 hour for each additional pole.
23.9	Cost Estimate	LS	1	4	4	Reviewing, preparing an Engineers Estimate, and updating as necessary. (Engineers Estimate, if required 1.3 hours per submittal). Assume 3 submittals.
23.10	Technical Special Provisions and Modified Special Provisions	LS	1	0	0	N/A
23.11	Other Lighting Analysis	LS	1	0	0	N/A
Lighting Analysis Technical Subtotal					**92**	
23.12	Field Reviews	LS	1	12	12	Includes travel time for trips to obtain data necessary for design. (EA based on 2 people per trip X 6 hrs per trip X 1 trip.)
23.13	Technical Meetings	LS	1	7	7	See below for meetings
23.14	Quality Assurance/Quality Control	LS	%	7%	6	
23.15	Independent Peer Review	LS	%	0%	0	
23.16	Supervision	LS	%	5%	5	

Lighting Analysis Nontechnical Subtotal					**30**	
23.17	Coordination	LS	%	5%	6	
23. Lighting Analysis Total					**128**	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
FDOT Lighting Design	EA	0	0	0			0
FDOT Traffic Design	EA	0	0	0			0
Power Company (service point coordination)	EA	2	1	2			0
Maintaining Agency (cities, counties)	EA	0	0	0			0
Airport authority	EA	0	0	0			0
FDEP Lighting (coast areas)	EA	0	0	0			0
Other Meetings	EA	3	1	3			0
Subtotal Technical Meetings				**5**	**Subtotal Project Manager Meetings**		0
Progress Meetings (if required by FDOT)	EA	1	2	2	PM attendance at Progress Meetings is manually entered on General Task 3		- -
Phase Review Meetings	EA	0	0	0	PM attendance at Phase Review Meetings is manually entered on General Task 3		- -
Total Meetings				**7**	**Total Project Manager Meetings (carries to Tab 3)**		**0**

Carries to 23.14

Carries to Tab 3

Representing	Print Name	Signature / Date
FDOT District		
Consultant Name		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
24.1	Key Sheet		Sheet	1	4	1	4	Includes creating and delivering the Key Sheet & Signature Sheet. Based on 4 hours. Add 2 hours when a signature sheet is required.
24.2	Summary of Pay Items Including Designer Interface (TRNS•Port) Input		Sheet	0	0	0	0	N/A
24.3	Tabulation of Quantities		Sheet	1	8	1	8	Place pay item numbers, descriptions, quantites and totals on tabulation sheet(s). Includes 8 hours based on the 1st tabulation sheet and 6 hours for each additional tabulation sheet.
24.4	General Notes/Pay Item Notes		Sheet	1	2	1	2	Includes creating and delivering the General and Pay Item Notes Sheet.
24.5	Pole Data, Legend and Criteria		Sheet	1	16	1	16	Includes creating and delivering the Pole Data, Legend & Criteria Sheets. Modify general legend description, wind speed, uniformity ratios, develop pole data, pull station and offset of each pole and update pole descriptions. Based on 5 hours for Legend & Criteria. Based on 0.2 hours per pole for the Pole Data Schedule. (Round up to the nearest hour)
24.6	Service Point Details		Sheet	0	0	0	0	N/A
24.7	Project Layout		Sheet	0	0	0	0	N/A
24.8	Plan Sheet	1"=50'	Sheet	3	3	3	9	Establish lighting design files including border, scale, proposed call outs, and required text and information per the FDOT Design Manual.
24.9	Special Details		Sheet	0	0	0	0	N/A
24.10	Temporary Lighting Data and Details		Sheet	0	0	0	0	N/A
24.11	Traffic Control Plan Sheets		Sheet	0	0	0	0	N/A
24.12	Interim Standards		LS	0	0	0	0	N/A
Lighting Plans Technical Subtotal						**7**	**39**	
24.13	Quality Assurance/Quality Control		LS	%	7%		3	
24.14	Supervision		LS	%	5%		2	
24. Lighting Plans Total						**7**	**44**	

Representing	Print Name	Signature / Date
City of Kissimmee		
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NOTE: Signature Block is optional, per District preference

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
25.1	Data Collection	LS	1	4	4	Template file collection and preparation for CADD, excel, etc.
25.2	Site Inventory and Analysis	LS	1	8	8	Site analysis including review and incorporation of exiting elements such as architecture, roadway, utilities, right-of-way, landscape, and hardscape.
25.3	Planting Design	LS	1	0	0	N/A
25.4	Irrigation Design	LS	1	0	0	N/A
25.5	Hardscape Design	LS	1	30	30	Preliminary hardscape design including paving, pavers, curbing, bollards, etc. (0.3 miles x 40 hours per mile = 12 hours). Final hardscape design (0.3 miles x 60 hours per mile = 18 hours). Assumes three (3) submittals.
25.6	Plan Summary Boxes	LS	0	0	0	N/A
25.7	Cost Estimates	LS	1	12	12	Prepare cost estimate for hardscape design including paving, pavers, curbing, bollards, etc. (8 hours for preliminary, plus 4 hours x 1 update)
25.8	Technical Special Provisions and Modified Special Provisions	LS	1	0	0	N/A
25.9	Other Landscape Architecture	LS	1	12	12	Base file compilation including but not limited to survey, roadway, utilities, right-of-way, and drainage, etc.
Landscape Architecture Analysis Technical Subtotal					**66**	
25.10	Outdoor Advertising	LS	0	0	0	N/A
25.11	Field Reviews	LS	1	8	8	Site visit. 1 ppl x 8 hours x 1 field review = 8 hours. Includes travel and assessment of existing vegetation impacts.
25.12	Technical Meetings / Public Meetings	LS	1	16	16	Meetings are listed below
25.13	Quality Assurance/Quality Control	LS	%	7%	5	
25.14	Independent Peer Review	LS	%	0%	0	N/A
25.15	Supervision	LS	%	5%	3	
Landscape Architecture Analysis Nontechnical Subtotal					**32**	
25.16	Project Coordination	LS	%	3%	2	
25.17	Interdisciplinary Coordination	LS	%	2%	1	
25. Landscape Analysis Total					**101**	

Technical Meetings	Units	No of Units	Hours/ Unit	Total Hours	Comments	PM Attendance at Meeting Required?	Number
City of Kissimmee (kickoff, concept review)	EA	1	4	4	Concept review with City of Kissimmee (virtual)		0
Maintaining Agency (cities, counties)	EA	0	0	0	N/A		0
Utility Owners	EA	0	0	0	N/A		0
Local Agency for Tree Removal	EA	0	0	0	N/A		0
Local Citizen Group(s)	EA	0	0	0	N/A		0
Other Meetings	EA	2	4	8	Miscellaneous meetings (virtual)		0
Subtotal Technical Meetings				**12**	**Subtotal Project Manager Meetings**		0
Progress Meetings (internal and client progress meetings)	EA	2	1	2			- -
Phase Review Meetings	EA	2	1	2	Preliminary & Final phase review (virtual)		- -
Total Meetings				**16**	**Total Project Manager Meetings (carries to Tab 3)**		**0**

Carries to 25.12

Carries to Tab 3

Representing	Print Name	Signature / Date
City of Kissimmee		
AECOM		

NOTE: Signature Block is optional, per District preference

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
26.1	Key Sheet		Sheet	0	0	0	0	
26.2	Tabulation of Quantities		Sheet	0	0	0	0	Quantities for hardscape will be included in roadway tabulation sheets.
26.3	General Notes		Sheet	1	6	1	6	Prepare general and hardscape notes. Notes will be shown in roadway general sheet.
26.4	Tree and Vegetation Inventory, Protection and Relocation Plans		Sheet	0	0	0	0	N/A (This information will be shown on the hardscape plans where applicable)
26.5	Planting Plans For Linear Roadway Projects		Sheet	0	0	0	0	N/A
26.6	Planting Plans (Interchanges and Toll Plazas)		Sheet	0	0	0	0	N/A
26.7	Planting Details and Notes		Sheet	0	0	0	0	N/A
26.8	Irrigation Plans for Linear Roadway Project		Sheet	0	0	0	0	N/A
26.9	Irrigation Plans for Interchange and Toll Plazas		Sheet	0	0	0	0	N/A
26.10	Irrigation Details and Notes		Sheet	0	0	0	0	N/A
26.11	Hardscape Plans		Sheet	3	4	3	12	Prepare hardscape design for paving, pavers, curbing, bollards, etc. Information will be provided in the roadway plans.
26.12	Hardscape Details and Notes		Sheet	1	6	1	6	Prepare hardscape details for paving, pavers, curbing, bollards, etc. Notes to be included on the general notes sheet.
26.13	Maintenance Plan		Sheet	0	0	0	0	N/A
26.14	Cost Estimate		LS	0	0	0	0	See line item 25.7
Landscape Architecture Plans Technical Hours Subtotal						**5**	**24**	
26.15	Quality Assurance/Quality Control		LS	%	7%		2	
26.16	Supervision		LS	%	5%		1	
26. Landscape Architecture Plans Total						**5**	**27**	

CONNECT KISSIMMEE ALLEY PAVING DESIGN/PRODUCTION SCHEDULE

Start date May 11, 2026

TASK	START	END
NTP	**5/11/2026**	
SURVEY/SUE - MG VERA		
Design Survey Delivery	5/12/2026	6/9/2026
Designates Delivery	5/12/2026	6/16/2026
GEOTECH - TERRACON		
Report Delivery	5/12/2026	7/7/2026
AECOM		
CITY REVIEW OF SCOPE/SHE/SCHEDULE INCLUDING UPDATES PER CITY'S COMMENTS	3/11/2026	3/18/2026
NEGOTIATIONS/CONTRACT EXECUTION	3/19/2026	4/17/2026
NTP	**5/11/2026**	
PERMITTING EXEMPTION	10/8/2026	12/7/2026
30% DESIGN/PRODUCTION	6/10/2026	7/22/2026
30% AECOM REVIEW/ADDRESS COMMENTS (QA/QC)	7/23/2026	8/6/2026
30% CITY REVIEW	8/7/2026	8/21/2026
RESPOND TO 30% CITY COMMENTS	8/24/2026	8/31/2026
ADDRESS 30% CITY COMMENTS	9/1/2026	9/8/2026
Public Involvement Meeting	9/9/2026	
60% DESIGN/PRODUCTION	9/9/2026	10/7/2026
60% AECOM REVIEW/ADDRESS COMMENTS (QA/QC)	10/8/2026	10/22/2026
60% CITY REVIEW	10/23/2026	11/6/2026
RESPOND TO 60% CITY COMMENTS	11/9/2026	11/16/2026
ADDRESS 60% CITY COMMENTS	11/17/2026	11/24/2026
UAO Submittal	11/25/2026	12/25/2026
90% DESIGN/PRODUCTION	11/25/2026	12/23/2026
Begin Bid Package Preparation	12/23/2026	
90% AECOM REVIEW/ADDRESS COMMENTS (QA/QC)	12/24/2026	1/7/2027
90% CITY REVIEW	1/8/2027	1/22/2027
RESPOND TO 90% CITY COMMENTS	1/25/2027	2/1/2027
ADDRESS 90% CITY COMMENTS	2/2/2027	2/9/2027
Public Involvement Meeting	2/10/2027	
FINAL DESIGN/PRODUCTION	2/10/2027	2/24/2027
FINAL AECOM REVIEW/ADDRESS COMMENTS (QA/QC)	2/25/2027	3/11/2027
CITY APPROVAL OF ALL DOCUMENTS (SIGN AND SEAL PLANS/SPEC'S)	3/12/2027	
Complete Bid Package	3/12/2027	4/9/2027

EXHIBIT "B”
HUMAN TRAFFICKING AFFIDAVIT

CITY OF KISSIMMEE 1883

HUMAN TRAFFICKING AFFIDAVIT

The Human Trafficking Affidavit is required by Section 787.06, Florida Statutes ("F.S."), as amended by HB 7063, which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The associated Contract shall not become effective unless and until this completed and executed Form is submitted to the County (Governmental Entity). The term Governmental Entity has the same meaning as in Section 287.138(1), F.S.

AECOM Technical Services, Inc. does not use coercion for labor or services as defined in Section 787.06, F.S.

Contractor's Legal Company Name

Pursuant to Section 92.525, F.S., under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor's Authorized Representative: Jeff Blazowski

Title of Contractor's Authorized Representative: Vice President

Signature of Contractor's Authorized Representative: Jeffrey W Blazowski

Digitally signed by Jeffrey W Blazowski
Date: 2026.04.14 10:12:54 -04'00'

Date: 4/14/26

ITEM 7.D
Change Order No. 1 Vulnerability Assessment and Adaptation Plan Services

Request

Approval of Change Order No. 1 to Task Work Order No. 7 with Michael Baker International, Inc. (Contract #20230232) for Vulnerability Assessment (VA) and grant management services in the amount of $79,564. This request will be signed by the City Manager.

Explanation

On November 5, 2024, the City Commission approved Task Work Order No. 7 with Michael Baker International, Inc. to perform a comprehensive inland vulnerability assessment, develop an adaptation plan, and provide grant management services under the Resilient Florida Program Grant. The scope of work was established to ensure compliance with Section 380.093, Florida Statutes, and the requirements of the grant agreement. The original total for Task Work Order No. 7 was $339,748.

On February 3, 2026, the City accepted an additional $79,312 in funding through the Resilient Florida Program to support an expanded exposure analysis as part of the inland vulnerability assessment. This additional funding will be used to address additional grant requirements in the assessment report, develop flood modeling scenarios and mapping, produce required exposure tables, and provide additional grant management support.

Change Order No. 1 increases the Task Work Order No. 7 by $79,564 to incorporate these additional services, bringing the revised total in alignment with the expanded grant scope.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
15145206-506393	CVA24	Increase	$252	$79,564

Financial Summary:

Adequate funding is readily available in the accounts as listed above.

Recommendation

Approval of Change Order No. 1 to Task Work Order No. 7 with Michael Baker International, Inc. in the amount of $79,564 for Vulnerability Assessment and grant management services.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):
1. (S) Change Order No. 1 - MB VA AP Grant Management
2. Proposal for Exposure Analysis and Grant Management Services

CITY OF KISSIMMEE
PUBLIC WORKS & ENGINEERING
CHANGE ORDER FORM

Change Order#: **1**	
CO Date: **12/30/2025**	
PO#: **25002200**	
Contract #: **20240133**	

DATE: **12/30/2025**

PROJECT: **Comprehensive Vulnerability Assessment & Adaptation Plan** CONTRACT DATE: **1/21/2025**

CONTRACTOR: **Michael Baker International, Inc** OWNER: **City of Kissimmee**

The following changes are hereby made to the CONTRACT DOCUMENTS:

Vulnerability Assessment (Task #4 Exposure Analysis): Additional funds in the amount of $79,312.00 are needed to complete a draft VA report that provides details on the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario; and GIS files with results of the exposure analysis for each flood scenario as well as the appropriate metadata that identifies the methods used to create the flood layers bring the total to $159,812. **Grant Administration (Task #13)**: An increase in funds in the amount of $252 on the purchase order to assist with additional work outline above bring the total to $16,100.

Not Valid Until Signed By All Parties Listed Herein Below

ORIGINAL CONTRACT PRICE	$ 339,748.00
CURRENT CONTRACT PRICE ADJUSTED by previous CHANGE ORDER	$ -
The CONTRACT PRICE due to this CHANGE ORDER will Increase/decrease by	**$ 79,564.00**
The new CONTRACT PRICE including this CHANGE ORDER will be	$ 419,312.00
ORIGINAL CONTRACT TIME	673 days
The new CONTRACT TIME due to this CHANGE ORDER will increase/decrease by	**126 days**
The new CONTRACT TIME including this CHANGE ORDER will be	799 days

This CHANGE ORDER constitutes full and mutual accord and satisfaction for the adjustments in CONTRACT TIME as a result of increases or decreases in cost and/or time of performance caused directly or indirectly from the change. Acceptance of this CHANGE ORDER by the Contractor constitutes an equitable adjustment to the Contract and the Contractor hereby waives all rights to file a claim on this CHANGE ORDER.

NOTE: This CHANGE ORDER and the Work affected thereby, is subject to all provisions of the original Contract not specifically changed by the CHANGE ORDER.

Accepted By: _____ (Signature)

Title/Position: Associate VP / Orlando Office Manager

Requested By: Nagel Altrui (Signature)

Title/Position: Floodplain Manager

Approved By: _____

City Manager (Signature)

Michael Baker
INTERNATIONAL
Michael Baker International, Inc.
200 East Robinson Street, Suite 250
Orlando, Florida 32801
(407)562-4200

Fee Proposal for City of Kissimmee Exposure Analysis and Grant Management Services

By: Whitney Gray
Resilience Program Manager

February 19, 2026

EXHIBIT A
SCOPE OF SERVICES AND FEE ESTIMATE
CITY OF KISSIMMEE, FLORIDA
COMPREHENSIVE VULNERABILITY ASSESSMENT

CONTRACT AMENDMENT DESCRIPTION

This contract amendment supports additional effort under the Exposure Analysis task for which supplemental funding in the amount of $79,312.00 has been requested and approved by FDEP. Additionally, this amendment proposes to correct the original contract amount for the Grant Administration task by adding $252.00 to this task to make it consistent with the original grant funding agreement with FDEP.

SUMMARY OF TASKS

Task 5: Exposure Analysis

To ensure the Kissimmee Vulnerability Assessment is completed with the highest level of accuracy and utility for long-term planning and resilience, the scope of this additional effort includes the following:

- Additional time is required to process and integrate data from multiple flow and stage monitoring stations within each basin. This effort will allow for a more comprehensive calibration of the VA model, improving its reliability and precision in simulating hydrologic conditions. Incorporating multiple data sources ensures that the model reflects real-world conditions more accurately across the sub-basins of the Kissimmee region.
- Osceola County has provided a detailed model of the Bass Slough area, which contains valuable localized hydrologic information. Additional time is needed to review, validate, and incorporate this model into the broader VA framework. This integration will enhance the spatial resolution and predictive capability of the assessment in the Bass Slough basin, supporting more targeted vulnerability analysis and mitigation planning.
- Osceola County has also provided a model for the Shingle Creek basin. Incorporating this model into the VA will require additional time for review and alignment with existing data and methodologies. Including Shingle Creek will significantly improve the assessment's coverage and accuracy, particularly in areas with complex hydrologic interactions and urban development pressures.

Task 13: Grant Administration

This amendment proposes to correct the original contract amount for the Grant Administration task by adding $252.00 to this task to make it consistent with the original grant funding agreement with FDEP.

EXHIBIT B

STAFF HOUR AND FEE BREAKDOWN

City of Kissimmee Vulnerability Assessment													
	Michael Baker's 2021 Contracted Rates												
	Principal	Project Manager	Senior Planner	Planner	Senior Engineer	Project Engineer	Engineer Intern	Senior Env Scientist	Environmental Scientist	Designer	Administrative Assistant	Total	Loaded Labor
Tasks	$287.00	$171.18	$155.65	$100.97	$224.09	$147.59	$98.39	$233.73	$148.47	$123.57	$77.72	**Hours**	**Cost**
Task 5 - Exposure Analysis													
Additional Modeling and Monitoring Station Data	3				12	48						63	$10,634
Implement Bass Slough Model Data	3				18	90						111	$18,177.72
Implement Shingle Creek Model Data	3				18	90						111	$18,178
Additional Model Calibration	6				18	180						204	$32,322
Task 1 Totals	***15***	***0***	***0***	***0***	***66***	***408***	***0***	***0***	***0***	***0***	***0***	***489***	***$79,312***
Task 13 - Grant Administration													
Project management, reporting, and reimbursement request support				2.50								2.50	$252
Task 3 Totals	***0***	***0***	***0***	***2.50***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***2.50***	***$252***
	15	***0***	***0***	***2.50***	***66***	***408***	***0***	***0***	***0***	***0***	***0***	***491.50***	***$79,564***

ITEM 7.E
Donation of Portable Basketball Goals to Maranatha Academy by Jireh

Request

Approval to donate two portable basketball goals to Maranatha Academy by Jireh for use by their K-12 school.

Explanation

On August 15, 2023, the City Commission accepted, from Osceola County/Osceola Heritage Park, the donation of three portable basketball courts and six basketball goals for potential future use. On November 19, 2024 the Commission approved the donation of three of the six goals to Beacon College. One of the remaining goals was damaged and disposed of. The remaining two goals are stored in the city warehouse and, due to other demands for this space, can no longer be warehoused. There is no immediate or future need to utilize these items.

Parks and Recreation has received a request to donate the two basketball goals to Maranatha Academy by Jireh. This private Christian academy, to launch in August 2026, emphasizes academic excellence, character development and athletic growth. The academy will transport the equipment at their own cost. Therefore, it is mutually beneficial to donate the two goals to Maranatha Academy.

Recommendation

Approval to donate two portable basketball goals to Maranatha Academy by Jireh for use by their K-12 school.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation
Presenter:

Attachment(s):
1. Maranatha Academy donation req

Formal Request for Donation of Basketball Equipment

Dear Mr. Mike Steigerwald, City Manager,

I hope this message finds you well.

On behalf of our Chief Executive Officer, Pastor Hector Delgado, I extend our respectful greetings from **Maranatha Academy by Jireh**.

We are writing to formally request the donation of two (2) basketball hoops to support the launch of our private Christian K–12 school, scheduled to open in Kissimmee, Florida, in August 2026.

Our institution emphasizes academic excellence, character development, and athletic growth. We are committed to providing students with opportunities to develop their athletic abilities while maintaining strong academic performance.

Access to proper sports equipment is essential to building a structured and impactful athletic program. This contribution would be a meaningful investment in the youth of our community and a valuable resource for our students.

We would be honored to partner with the City of Kissimmee in fostering positive development and creating opportunities for young people.

If a donation is not available, we would greatly appreciate guidance on any programs, surplus equipment, or purchasing options the City may recommend.

Please feel free to contact me if additional information is needed. Thank you for your time, consideration, and service to our community.

Respectfully,

Katia Díaz
Administrator
Maranatha Academy by Jireh
305-924-1026
dikatiam40@gmail.com

ITEM 7.F
Technical Revisions to Local Housing Assistance Plans for Years 2022-2024 and 2025-2028

Request

Proposed Technical Revisions to the Local Housing Assistance Plans (LHAP's) for Years 2022-2024 and 2025-2028.

Explanation

The two Local Housing Assistance Plans (LHAPs) included in this agenda item were previously approved and submitted to the Florida Housing Finance Corporation (FHFC). Following a review of how certain strategies have been implemented, staff is proposing amendments to better align with current needs and priorities. Specifically, the proposed changes affect the following strategies:

2022-2024 LHAP:
1. Owner Occupied Rehabilitation — Changes in the loan terms and the forgiveness of the loan: The years of the loan will be on a sliding scale: 10 years if the amount of assistance is up to $75,000 and 15 years if the amount of assistance is up to $120,000. Forgiveness of the loan will be prorated according to the number of years remaining on the loan.

2. Demolition and Reconstruction — Changes in additional information: The changes allow the option to use manufactured homes as replacement housing in addition to modular homes.

3. New Construction Infill Housing — Changes in the strategy description; maximum award; terms for sponsors and home buyers; and, Sponsor selection criteria: The changes explain how the funds will be used and decrease the amount of assistance from $300,000 to $75,000 per unit. It also allows for the City of Kissimmee or a Community Land Trust to act as a sponsor.

4. New Construction Rental — Changes in the strategy description: The change allows for smaller developments to be considered for funding.

5. Disaster Assistance Rental Housing — Changes in the strategy description: The changes expand the assistance not only to renters but to owners of rental properties.

2025-2028 LHAP:
1. Owner Occupied Rehabilitation — Changes in the years in loan terms; forgiveness; and in the additional information section: The years of the loan will be on a sliding scale: 10 years if the amount of assistance is up to $75,000 and 15 years if the amount of assistance is up to $120,000. Forgiveness of the loan will be prorated according to the number of years remaining on the loan. The changes also allow for the City to work with private contractors if working with nonprofit agencies is not feasible.

2. Demolition and Reconstruction — Changes in terms and additional information: The changes allow for the City to work with private contractors if working with nonprofit agencies is not feasible. The changes also allow the option to use manufactured homes as replacement housing in addition to modular homes.

3. Foreclosure Prevention — Changes in the Recipient selection criteria and in the additional information section: The changes clarify the selection criteria and that the assistance with utilities is to prevent shut-off.

4. New Construction Infill Housing — Changes in the maximum award and in the terms: The changes explain how the funds will be used and decrease the amount of assistance from $300,000 to $75,000 per unit.

5. Disaster Assistance Rental Housing — Changes in the strategy description: The changes expand the assistance not only to renters but to owners of rental properties.

After the City Commission approves the proposed technical changes, they will be submitted to the FHFC for final approval. If requested by the FHFC, staff may make minor, non-substantive revisions to secure approval. Upon receiving final approval, the LHAP amendments will take effect immediately.

Recommendation

Proposed Technical Revisions to the Local Housing Assistance Plans (LHAP's) for Years 2022-2024 and 2025-2028.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services
Presenter:

Attachment(s):
1. Kissimmee_LHAP 2022-2024_amend#6
2. Kissimmee_LHAP 2025-2028_amend#1

CITY OF KISSIMMEE 1883

STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM

LOCAL HOUSING ASSISTANCE PLAN (LHAP)

COVERING THE YEARS

2022-2023, 2023-2024, 2024-2025

April 19, 2022
(Revision #6: May 5, 2026)

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance)	

G. Interlocal Agreement	

I. Program Details:

A. LG(s)

Name of Local Government	**City of Kissimmee**
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2022-2023, 2023-2024, 2024-2025

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through the local newspaper and the city's website in the advertising of the Local Housing Assistance Plan.

H. Advertising and Outreach: SHIP funding availability will be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list has been established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list are notified of their status at least on an annual basis. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

1. Very low with Special Needs
2. Very Low Income

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, and Foreclosure Counseling.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15

years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	Administration of the local housing assistance plan will be wholly performed and maintained by the City of Kissimmee.	10%

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

S. **Project Delivery Costs:** Must state the specific strategies and the specific activities that will be charged as a PDC. *State the percentage and/or maximum dollar amount.*

1. Owner Occupied Rehabilitation
    a. Inspections and write ups – Maximum $1,200
    b. Recording and closing fees – Maximum $1,500
2. Demolition and Reconstruction
    a. Inspections and write ups – Maximum $1,200
    b. Recording and closing fees – Maximum $1,500

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district,

community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City of Kissimmee will encourage green building requirements in the building specifications for all new construction and rehabilitation projects to include, but not limited to, the following: Energy Star rated windows, appliances, hot water heater and ceiling fans. Low flow plumbing fixtures, insulated exterior doors, increased insulations for walls and ceiling, higher efficiency HVAC units and programmable thermostats.

In building design for redevelopment activities, green building principles will be considered in addition to energy efficiency features. The City will encourage green design features such as native plant landscaping to conserve water; pervious parking surfaces (where permitted); use of gas where available; orientation of buildings to reduce energy demand; and bicycle, pedestrian, and bus amenities to encourage alternatives to automobile transportation. The City will also encourage housing developers to reduce on site impact on natural resources.

V.* Describe efforts to meet the 20% Special Needs set-aside:*/ The City of Kissimmee gives preference to persons applying for the different programs who meet the specials needs definition listed in Florida State Statutes 420.0004(13). Depending on availability of funding, the City may provide funding notification to local organizations informing them of opportunities available to provide services to its special needs clients.

W. Describe efforts to reduce homelessness: The City of Kissimmee does not receive direct funding from the McKinney Vento Act program funds; however, the City is an active participant of the Central Florida Continuum of Care. Amongst the efforts to reduce homelessness, the City of Kissimmee provides direct rent assistance and emergency rental assistance (homeless prevention) through the SHIP program. In addition, the City uses CDBG funds to pay for the cost to administer a number of local homeless prevention initiatives. The City Commission has identified as one of their goals for the upcoming years, the design and construction of a non-congregate homeless shelter.

Section II. LHAP Strategies :

A. Purchase Assistance	Code 1,2

a. Summary: This strategy helps homebuyers with funds to reduce the amount needed to purchase a home.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $15,000 for purchase without rehab and $25,000 for purchase with rehab

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage
2. Interest Rate: 0 %
3. Years in loan term: 10
4. Forgiveness: Forgiven at 10% per year

5. Repayment: No repayment required as long as the loan is in good standing
6. Default: Loan is due and payable if:
    a. Sale or transfer of property
    b. Loss of homestead exemption status
    c. Conversion to rental property
    d. Failure to occupy the home as primary residence
    e. Foreclosure
    f. Death of all parties on the mortgage
    g. Refinance of first mortgage, in cases where cash out occurs

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting an application to the City of Kissimmee and providing all requested written documentation.
2. Participants must be first time homebuyers.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Funds may be used for down payment and closing cost assistance, prepaid items, mortgage principal reduction. When using this strategy, minor rehabilitation items, at a total cost of no more than $10,000, are also eligible.
2. New construction or existing single family and attached homes are eligible for assistance.
3. Applicants must secure first mortgage by a City approved lender or by a not-for-profit organization such as Habitat for Humanity.
4. The first mortgage must be fixed rate, with no pre-payment penalty, negative amortization, balloon loan, or owner financing.
5. The assistance from this program can be combined with other DPA programs available through the state or locally.
6. Counseling from a HUD approved agency trained in foreclosure counseling is mandatory. Proof of program completion is required before assistance can be provided.
7. The applicant must provide a minimum of $1,000 towards the purchase of the property.
8. Taxes and insurance shall be included in an escrow account established and administered by the first mortgage holder or its agent.
9. Homes must be a single family detached home, townhouse, condominium unit owned fee-simple or manufactured home owned fee simple. Only post 1994 manufactured homes that bear the Florida Department of Economic Opportunity (DEO) Insignia Seal and that are installed according to state guidelines will be eligible for assistance.
10. If additional funds are provided for needed repairs, these repairs must be done by an eligible license contractor/subcontractor. Proof of eligibility and completion of the work must be provided prior to the City disbursing the moneys to the contractor/subcontractor.
11. If the home is foreclosed on by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
12. This program is subject to funding availability and may not be available every fiscal year.

B. Owner Occupied Rehabilitation	Code 3, 6

a. Summary: This strategy is designed to assist eligible homeowners to make the repairs or improvements needed for safe and sanitary habitation, and/or correction of substantial building code noncompliance of single family detached houses, townhouses, and manufacturing homes when the owner owns the land. The Roof Replacement Program falls under this strategy.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: Roof Replacement: $40,000; Owner Occupied Rehabilitation: $120,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage
2. Interest Rate: 0 %
3. Years in loan term: 5 for Roof Replacement only and for regular Owner Occupied Rehabilitation, up to 15 depending on amount of assistance provided:

Amount of Assistance	Years
Up to $75,000	10 years
$75,001 - $120,000	15 years

4. Forgiveness: Roof Replacement
   a. Forgiven at 20% per year
   Forgiveness: Owner Occupied Rehabilitation
   a. The loan balance will not decrease during first five years. However, beginning with year 6th to the end of the term, the balance will be prorated accordingly based on the remaining years of the loan.
5. Repayment: No repayment required if the loan is in good standing
6. Default: Loan is due and payable if:
   a. Sale or transfer of property
   b. Loss of homestead exemption status
   c. Conversion to rental property
   d. Failure to occupy the home as primary residence
   e. Foreclosure
   f. Death of all parties on the mortgage
   g. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, fist served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. No more than every three (3) years, the City shall seek out one or more non-profit sub-recipient(s) to manage the construction for each rehab job. The agency(ies) will be selected through a Request for Qualification (RFQ) process. The duties and responsibilities are detailed in the contract between the agency and the City. A third party provides the City with an inspection report and a scope of work. The non-profit agency, after doing its own inspection, provides the City with the final cost for the job. After all parties have accepted, the City, the non-profit agency/contractor, and the homeowner(s) enter into an agreement for the rehabilitation of the home.
2. From time to time, when working with a nonprofit agency is not feasible, the City may elect to engage private contractors. These private contractors will also be selected through an RFQ process conducted no more than once every three (3) years.
3. The actual cost of rehabilitating the home and related soft costs (such as closing costs, inspections/testing, and rehabilitation/construction management) are eligible.
4. Homes requiring emergency repairs shall be given priority in the waiting list and receive rehabilitation assistance first. Emergency repairs may include but are not limited to: structural damage, unsafe electrical, plumbing, water damage, mold remediation and issues with lateral water/sewer connections. In certain situations a damaged roof may be consider an emergency (for example, if the roof is leaking profusely or part of the roof or ceiling in the living area of the house comes in). Households with people with special needs shall also be given priority over all others.
5. All homes eligible for rehabilitation must be owner occupied and owned with fee simple title.
6. All mortgages, taxes, and special assessments must be current.
7. The applicant must maintain sufficient hazard insurance for the term of the SHIP lien. If the homeowner does not have hazard insurance, SHIP funds may be used to purchase hazard insurance for a period not to exceed one year. Insurance must be in place at the completion of the construction project.
8. The property assisted must be free of liens and judgements. Homes with reverse mortgage loans may only participate in the program if the request for rehabilitation is deemed an emergency by the City's inspector, the City Manager or designee may approve on a case-by-case basis.
9. From time to time, the City may receive requests from local social service organizations to assist their clients with emergency repairs. If the client is either very low income with special needs or very low income they will be considered for emergency repairs assistance; even though they were not on the waiting list.
10. The loan is not assumable.
11. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
12. This program is subject to funding availability and may not be available every fiscal year.

C. Demolition and Reconstruction	Code 4

a. Summary: This strategy is designed to provide funding when the home being considered under the Owner Occupied Rehabilitation program is damaged to the extent that is not feasible to repair as determined by an inspection and/or the estimated cost exceeds $120,000.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $350,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage
2. Interest Rate: 0 %
3. Years in loan term: Up to 30; depending on amount of assistance provided:

Amount of Assistance	Years
$120,001-152,500	15 years
$152,501-185,000	20 years
$185,001-$217,500	25 years
$217,501-350,000	30 years

4. Forgiveness: The loan balance will not decrease during first five years. However, beginning with year 6th to the end of the term, the balance will be prorated accordingly based on the remaining years of the loan.

5. Repayment: No repayment required as long as the loan is in good standing

6. Default: Loan is due and payable if:
   a. Sale or transfer of property
   b. Loss of homestead exemption status
   c. Conversion to rental property
   d. Failure to occupy the home as primary residence
   e. Foreclosure
   f. Death of all parties on the mortgage
   g. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. No more than every three (3) years, the City shall seek out one or more non-profit sub-recipient(s) to manage the construction for each rehab job. The agency is selected through a Request for Qualification (RFQ) process. The duties and responsibilities are detailed in the contract between the agency and the City. A third party provides the City with an inspection report and a scope of work. The non-profit agency, after doing its own inspection, provides the City with the final cost for the job. After all parties have accepted, the City, the non-profit agency/contractor, and the homeowner(s) enter into an agreement for the rehabilitation of the home.
2. From time to time, when working with a nonprofit agency is not feasible, the City may elect to engage private contractors. These private contractors will also be selected through an RFQ process conducted no more than once every three (3) years.

3. The actual cost of rehabilitating the home and related soft costs (such as closing costs, inspections/testing, rehabilitation/construction management and temporary lodging) are eligible.
4. Homes requiring emergency repairs shall be given priority and receive rehabilitation assistance first. Emergency repairs may include but are not limited to: structural damage, unsafe electrical, plumbing, water damage, mold remediation and issues with lateral water/sewer connections. In certain situations a damaged roof may be consider an emergency (for example, if the roof is leaking profusely or part of the roof or ceiling in the living area of the house comes in). Households with people with special needs shall also be given priority over all others.
5. All homes eligible for rehabilitation must be owner occupied and owned with fee simple title.
6. All mortgages, taxes, and special assessments must be current.
7. The applicant must maintain sufficient hazard insurance for the term of the SHIP lien. If the homeowner does not have hazard insurance, SHIP funds may be used to purchase hazard insurance for a period not to exceed one year. Insurance must be in place at the completion of the construction project.
8. Manufactured homes and modular homes can be used as replacement housing.
9. The property assisted must be free of liens and judgements.
10. If there is an outstanding first mortgage on the property, the mortgage holder must agree to the demolition and reconstruction.
11. Homes with reverse mortgage loans may only participate in the program if the request for rehabilitation is deemed an emergency by the City's designated inspector, the City Manager or designee may approve on a case-by-case basis.
12. The loan is not assumable.
13. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
14. This program is subject to funding availability and may not be available every fiscal year.

D. Disaster Assistance – Owner-Occupied Housing	Code 5

a. Summary: This strategy helps households following a disaster as declared by the President of the United States or Governor of the State of Florida.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $40,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant (Purchase of emergency grants, interim repairs, deductible assistance, temporary housing, utility assistance)
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first ready, first qualified basis after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Funds will be used for:
    a. Purchase of emergency supplies for eligible households to weatherproof damages homes (maximum assistance is $500, grant).
    b. Interim repairs to avoid further damage such as tree and debris removal required to make the individual housing unit habitable (maximum assistance is $15,000, grant).
    c. Deductible assistance to make necessary repairs to the structure, including roofs (maximum assistance is $30,000, single family only, grant);
    d. Temporary housing (hotel/motel stays) (maximum assistance is $150 (per night), up to a maximum of $750, grant)
    e. Utility Assistance (up to $400, grant)
    f. Other activities as proposed by the City of Kissimmee and approved by the Florida Housing Finance Corporation.
2. This program will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation.
3. If damaged structure is un-insured, it may still qualify for assistance. The maximum amount of assistance is $40,000.
4. This program is subject to funding availability and may not be available every fiscal year.

E. Foreclosure Prevention	Code 7

a. Summary: Assistance under this strategy is to help existing homeowners within the City of Kissimmee to maintain ownership of their homes.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $16,000

1. Foreclosure Prevention - $10,000;
2. Taxes and Insurance - $5,000; and,
3. Utility Protection - $1,000

e. Terms:

1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Funds may be used to:
    a. Provide assistance to homeowners under threat of foreclosure from mortgage holders because of circumstances beyond their control;
    b. Pay delinquent property taxes and homeowners insurance in eligible households; and
    c. Provide assistance to homeowners who are delinquent in their utility bills and threatened with shut off utilities.

2. The loan must be at least 2 months in arrears. Assistance cannot be provided if foreclosure proceedings against the property have started, before the mortgagor files a Lis Pendens.
3. The payment of attorney fees is not eligible.
4. Property shall have no other liens other than the first mortgage or previous SHIP, CDBG, or NSP lien.
5. Applicant must provide proof of arrearage in the form of notification from the mortgage holder and provide evidence of a hardship that caused the arrearage (health issue, loss of employment/income, death of household member, divorce).
6. The applicant must provide evidence of their ability to resume making payments after the assistance is used.
7. Counseling from a HUD approved agency is mandatory. Proof of counseling is required before assistance can be provided. SHIP funds may be used to pay for the counseling session.
8. Payments to homeowners associations and attorney fees are not eligible.
9. Assistance under this program is restricted to one occurrence within a three (3) year period.
10. This program is subject to fund availability and may not be available every fiscal year.

F. New Construction – Infill Housing	Code 10

a. Summary: This program is designed to increase the stock of affordable housing. The City of Kissimmee will award funds to developers to help reduce the construction costs of single family housing for eligible home buyers.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $75,000 per unit

e. Terms: Sponsor: (including City of Kissimmee, Non-Profits and Community Land Trust (CLT)):

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a note and mortgage until conveyed to the buyer.
2. Interest Rate: 0 %
3. Years in loan term: 2
4. Forgiveness: The loan will be forgiven upon the sale of the unit to an income eligible homebuyer.

5. Repayment: No repayment required as long as the developer transfers the property to an eligible buyer.
6. Default: Failure to receive a certificate of occupancy and transfer ownership to an eligible homebuyer at the agreed sales price within 24 months of receiving the award. In the event a CLT is the Sponsor, the loan will be in default if the CLT fails to execute a ground lease within the contractual timeframe.

Terms: Homebuyer:

1. Repayment loan/deferred loan/grant: Funds previously awarded to the developer to reduce construction costs – and ultimately the sales price of the housing unit - will be passed on their entirety to the buyer as a "pass through subsidy". The developer may apply the full amount of these funds either to reduce the sales price of the units or to provide down payment and/or closing cost assistance, at a minimum equal to the total funding received. A Land Use Restrictive Agreement (LURA) will be recorded to ensure the property owner remains occupied for a minimum affordability period. The LURA will further require that, if the property is sold during this affordability period, it must be transferred to a Very Low- or Low-Income Persons or Households. The length of the affordability period depends on the amount awarded per unit as follows:

Amount of Assistance	Years
$0-$40,000	10 years
$40,001-$75,000	15 years

In the event a CLT is involved, the SHIP funds awarded for the acquisition of the land will be excluded, but there will be a deferred loan for the improvements/home itself. The loan would be assumable (or originates as new at resale) by each subsequent income qualified purchaser with prior approval by the CLT. The security interest provided shall be solely on the home and improvements, not the underlying land.

2. Interest Rate: N/A
3. Years in loan term: N/A
4. Repayment: N/A
5. Default:
   b. Loss of homestead exemption status
   c. Conversion to rental property
   d. Failure to occupy the home as primary residence
   e. Foreclosure
   f. Death of all parties on the mortgage. In the event of a CLT, the loan may be assumed by an eligible heir who will occupy the home as a primary residence as established in the ground lease. If the legal heir does not comply or qualify, the heir may, within six months of becoming legal owner, sell the unit at the resale restricted price to an income eligible buyer that can assume the mortgage and note, as approved by the CLT. Otherwise, the transfer of ownership is considered default and the outstanding balance will be due and payable.
   g. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

h. Recipient Selection Criteria (Homebuyer):

1. Assistance shall only be provided to first time homebuyers.
2. Eligible homebuyers will be selected by the Developer/Owner on a first qualified, first served basis

with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: (Non-Profits and Community Land Trust)

1. Project applications will be available throughout the year.
2. Sponsors will be scored and selected based on their experience, their financial capacity and the merits of the project.
3. Preference will be given to non-profit and for-profit organizations that hire personnel from Welfare transition, Workforce Development initiatives and other employment assistance programs and to projects located near transportation, employment centers, and/or mixed used development will be given preference during the selection process.
4. Applications will be evaluated by a selection committee made up of City staff and AHAC members.
5. The City may assume the role of the developer.
6. In the event of a CLT, preference will be given to community land trusts that meet the definition of a "community land trust" under section 193.018 of the Florida Statutes. Further preference will be given to CLTs that have been certified or are in the process of certification by the Florida Community Land Trust Institute.
7. Developer fee may not exceed 20%.

h. Additional Information:

1. The awarded funds may be used to leverage expenses such as:
    a. Land acquisition
    b. Pre-development costs (i.e. mobility fees and parks and recreation impact fees), and,
    c. Vertical construction.
2. Project applications will be available throughout the year.
3. The buyer(s) must qualify and obtain a first mortgage by a lender or by a not-for-profit organization such as Habitat for Humanity.
4. Anyone who is listed on the mortgage must complete at least eight (8) hours of homebuyer's education through a HUD approved housing counseling agency. Proof of program completion is required before assistance can be provided.
5. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
6. This program is subject to fund availability and may not be available every fiscal year.

G. New Construction – Rental	Code 21

a. Summary: This program will be used to leverage other available funding to develop rental housing. The City of Kissimmee will award funds to developers for the construction of multifamily housing for eligible renters. This funding will be used as a local government match for developers participating in the different Florida Housing Finance Corporation programs. Smaller developments, not participating in FHFC, may also be considered for funding.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $50,000 per project and $5,000 per unit

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred loan secured by a note and mortgage
2. Interest Rate: 0%
3. Years in loan term: 20
4. Forgiveness: Forgiven at the end of the term
5. Repayment: None required as long as loan is in good standing
6. Default:
    a. Sale, transfer of property
    b. Refinance of first mortgage
    c. Foreclosure

f. Recipient Selection Criteria (Tenant):
1. Eligible tenants will be selected by the Developer/Owner based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application and providing all requested written documentation.

g. Sponsor Selection Criteria:
1. Project applications will be available throughout the year.
2. Developers will be scored and selected based on their experience, their financial capacity and the merits of the project.
8. Preference will be given to non-profit and for-profit organizations that hire personnel from Welfare transition, Workforce Development initiatives and other employment assistance programs and to projects located near transportation, employment centers, and/or mixed used development will be given preference during the selection process.
9. In the event that the Florida Housing Finance Corporation approves more than one project and local funding is not available, preference will be given to the project that provides the highest percentage of units for very low and low income households as defined by the area median income limits as published by HUD and distributed by Florida Housing Finance Corporation on an annual basis.
10. Applications will be evaluated by a selection committee made up of City staff and AHAC members.

h. Additional Information:
1. Projects awarded these funds must be located in the City of Kissimmee and must have been approved by the Florida Housing Finance Corporation to receive funding.
2. Projects will be monitored annually for 20 years regardless of the units involved. When pairing it with other programs, the monitoring of those other programs may be used to satisfy the SHIP compliance requirement.
3. This program is subject to fund availability and may not be available every fiscal year.

H. Security and/or Utility Deposits	Code 23

a. Summary: This program helps renter households to pay for the security and/or utility deposits on their new lease agreements.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $5,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. All rental units assisted must meet SHIP affordability requirements.
2. Applicant must be able to show proof of Osceola County residency for the prior year. The issuance date of the driver's license or ID shall be used to document residency. Residency requirements will not apply to households seeking assistance as a result of relocating to Osceola County due to a natural disaster.
3. Assistance under this program is restricted to one occurrence within a three (3) year period.
4. If possible, the City shall enter into an agreement with the management company or the utility company to be reimbursed for the deposit or any remaining portion of it after the tenant moves out of the rental property.
5. This program is subject to fund availability and may not be available every fiscal year.

I. Rental Assistance (Tenant)	Code 13

a. Summary: Also known as the Eviction Prevention program. This program helps renter households because they are delinquent on their rent due to a crisis and/or hardship with up to three months assistance.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $5,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A

6. Default: N/A

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. Applicant must provide proof of arrearage in the form of notification from the landlord and provide evidence of a hardship that caused the arrearage (health issue, loss of employment/income, death of household member, divorce).
2. There must be a signed lease between the landlord and tenant, with a length of no less than one (1) year.
3. The rental unit must meet SHIP affordability requirements.
4. Applicant must provide evidence of their ability to maintain making their own monthly rental payments after the assistance is used.
5. Assistance under this program is restricted to one occurrence within a three (3) year period.
6. This program is subject to fund availability and may not be available every fiscal year.

J. Disaster Assistance – Rental Housing	Code 16

a. Summary: This strategy helps ~~renters~~ owners of rental properties following a disaster as declared by the President of the United States or Governor of the State of Florida.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $5,000 per unit

e. Terms:
1. Repayment loan/deferred loan/grant: Grant (Purchase of emergency grants, interim repairs, deductible assistance, roof repairs, temporary housing, utility assistance); Loan (insurance deductible)
2. Interest Rate: 0
3. Years in loan term: 15 years
4. Forgiveness: Forgiven at the end of the term
5. Repayment: None required as long as loan is in good standing
6. Default:
    a. Sale, transfer of property
    b. Refinance of first mortgage
    c. Foreclosure

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first ready, first qualified basis after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

2. The City of Kissimmee may also work directly with apartment complexes that have been impacted by the disaster.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Funds will be used for:
    a. Purchase of emergency supplies for eligible households to weatherproof damages homes (maximum assistance is $500; grant);
    b. Interim repairs to avoid further damage such as tree and debris removal required to make the individual housing unit habitable (maximum assistance is $5,000; grant).
    c. Deductible assistance (maximum assistance per unit is $5,000; maximum assistance per project is $100,000; loan)
    d. Roof Repairs (for single family structures, the maximum assistance is $20,000 and for multifamily units, the maximum assistance is $250,000 per project, loan)
    e. Rental Assistance; and/or temporary housing (hotel/motel stays) (maximum amount is $150 per night, not to exceed $750; grant)
    f. Other activities as proposed by the City of Kissimmee and approved by the Florida Housing Finance Corporation.
2. This program will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation.
3. This program is subject to funding availability and may not be available every fiscal year.

K. Rapid Rehousing	Code 26

a. Summary: Rapid Re-Housing is an intervention program using a housing first approach for homeless, as defined in s. 420.621, when the person initially qualified for a rent subsidy. This program involves three Core program components that make up a tailored package of assistance including housing identification, rent and move in assistance, and rapid rehousing case management and services (the last one is not paid by SHIP dollars).

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low and low

d. Maximum award: $24,000

e. Terms:

1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, first served basis with priorities

described in Section I.I after providing all requested information.
2. Applicants who are homeless must be referred by a social service agency that serves homeless populations, preferably through the local Continuum of Care (CoC) Coordinated Entry system and tracked through the Homeless Management Information System (HMIS).
3. Self-referrals are not allowed.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. Funds may be used to:
   a. Provide assistance for security and utility deposit assistance ;
   b. Pay for rent subsidies for up to 12 months;
   c. Pay sub-recipient a reasonable service delivery fee, if fee is related to administering the program, and it does not pay for case management.
2. The City of Kissimmee intends to partner with Osceola County or with a non-profit agency that has past experience working with the target population and/or with similar programs and the capacity to implement this program. The agency is selected through a Request for Application process.
3. All rental units assisted must meet SHIP affordability requirements.
4. Applicant must be able to show proof of Osceola County residency for the prior year. The issuance date of the driver's license or ID shall be used to document residency. Residency requirements will not apply to households seeking assistance as a result of relocating to Osceola County after a major hurricane.
5. Case management is an integral part of this program so the program participants are required to meet with their appointed case managers and follow a case management plan.
6. Assistance is individualized, based on need.
7. The period of assistance may not exceed 12 months for an eligible household.
8. The City of Kissimmee and Osceola County have an Interlocal Agreement to allow the use of the City's SHIP funds for Rapid Re-Housing across jurisdictional lines within the unincorporated area of the county.
9. This program is subject to fund availability and may not be available every fiscal year.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

The current process used to expedite permits is as follow:

1. A developer must provide documentation to the City's Housing Program staff their project has received funding in whole or in part from federal, state, or local agencies and that a portion of the units are to benefit low and moderate income persons as defined by the U.S. Department of Housing and Urban Development.

2. The Housing and Community Development staff will review the documentation submitted by the developer to determine if the project meets the requirements to be considered “affordable housing”.
3. The Housing and Community Development staff will then provide the developer with a Notification form (on bright color paper) which details the particulars regarding the project and signed by the Housing and Community Development staff.
4. The Notification form is then submitted by the developer or their contractor with applicable applications for building permits or development permits, which indicate that the project is a publicly funded affordable housing project and that the review process should be expedited to the greatest extent possible.
5. Review staff shall indicate on the forms the date of submission and approval and return the form to the Housing and Community Development staff so that they can track and report the city’s efforts to implement the expedited permitting requirement.

This process has been adopted as a policy.

B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

The City of Kissimmee has established a process by which the local government considers before adopting policies, procedures, ordinances, regulations, or plan revisions if it increases the cost of housing. Land Development Code (LDC) amendments and Comprehensive Plan amendments are reviewed by the Planning Division, the Planning Advisory Board, and the City Commission. Final review and approval is by City Commission. Those responsible for reviewing proposed ordinance and policy amendments consider a variety of issues including the reason(s) why the amendment is being proposed and whether the regulations and policies within the LDC and the Comprehensive Plan support the proposed amendment.

One of the recommendations included in the 2021 Annual AHAC Report is for staff from the initiating department/ division shall meet with the Housing staff to discuss the impact of the policy on the cost of affordable housing. During the review of the proposed policy or regulation, the housing staff shall perform research on the impacts of that policy or regulation on housing cost and provide the results in the form of an impact analysis (Housing Impact Statement) to the AHAC at an upcoming meeting. It is expected that staff is going to develop the Housing Impact Statement template for AHAC review in 2022.

C. Other Incentive Strategies Adopted: After the review of the incentives conducted in 2021, the following recommendations were made:

Modification of Impact Fees

a. Existing Strategy: In lieu of an impact fee reduction or reimbursement, the City of Kissimmee includes in its Local Housing Assistance Plan a strategy that gives developers a financial incentive in the amount of $20,000 as a contribution to affordable housing projects if they are participating in the Florida Housing Finance Corporation’s funding process. In years when SHIP funding was not available the City Commission has waived building permit fees in the amount of $20,000 as a local

government contribution for the construction of affordable housing. However, this is not a standing policy.

b. Proposed Recommendation: Develop a policy to offer reimbursement of mobility fees and park and recreation impact fees for affordable housing developments based on a sliding scale related to the level of affordability and subject to availability of funding.

Flexible Densities

a. Existing Strategy: The Kissimmee City Code allows for a density bonus of 5% if the development sets aside at least 10% of its units as affordable housing. These units must remain affordable for up to 30 years.

b. Proposed Recommendation: In order for developments to be eligible for a density bonus of 5%, the development must set aside at least 20% of its units as affordable housing. These units must remain affordable for up to 15 years.

Affordable Accessory Residential Units

a. Existing Strategy: Accessory dwelling units are permitted in most zoning districts provided they meet the requirements of the Land Development Code.

b. Proposed Recommendation: City should not include attached Accessory Dwelling Units (ADU) in the density calculations for any of the zoning districts; however, the attached ADU should be included in the calculation for infrastructure for the purpose of calculating mobility fees, impact fees and connection fees. In addition, the City should remove the requirement that the principal structure be owner occupied.

Public Land Inventory

a. Existing Strategy: The current list, which was reviewed and adopted in 2019, includes all of the parcels of land owned by the City, not just those that are appropriate for the development of affordable housing.

b. Proposed Recommendation: Housing staff shall prepare the inventory list of surplus land including only those parcels that are appropriate for affordable housing and to draft guidelines for a Surplus Land for Affordable Housing Program. The program shall include guidelines on parcel identification, oversight, disposition procedures, affordability requirements, etc.

Support of Development Near Transportation Hubs

a. Existing Strategy: There is not a strategy to provide financial support of development near transportation hubs at this time.

b. Proposed Recommendation: The City shall encourage housing developments that meet the definition of either affordable housing or workforce housing and are located near transportation, employment centers, and/or mixed used development through available funding sources and/or regulatory incentives.

Other:

Community Land Trust

a. Existing Strategy: There is not a strategy to support community land trusts at this time.

b. Proposed Recommendation: The Community Land Trust model shall be evaluated as a potential program for affordable housing in the City of Kissimmee.

Definition of Affordable and Workforce Housing Developments

a. Existing Strategy: There is not a strategy that defines affordable and workforce housing at this time.

b. Proposed Recommendation: Affordable Housing Developments– Developments in which at least 20% of the units are set aside and meet the definition of affordable housing as defined in Chapter 420 of the Florida Statutes. Workforce Housing – No separate definition was recommended since housing units set aside for persons earning between 80% to 120% are already included in the above definition.

Most of the recommendations listed above are expected to be adopted in 2022.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Optional

F. Ordinance: (If changed from the original creating ordinance).

G. Interlocal Agreement (Required if applicable).

H. Other Documents Incorporated by Reference.

SHIP PROGRAM

LOCAL HOUSING ASSISTANCE PLAN FOR FY 2025-2026, 2026-2027, AND 2027-2028

City of Kissimmee
Housing and Community Development Division
April 15, 2025
(Revision #1: May 5, 2026)

CITY OF KISSIMMEE 1883

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance)	

G. Interlocal Agreement	

I. Program Details:

A. LG(s)

Name of Local Government	City of Kissimmee
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2025-2026, 2026-2027, 2027-2028

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face to face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status.

Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

1. Very low with Special Needs
2. Low Income with Special Needs
3. Very Low Income
4. Low Income

From time to time, the City may receive requests from local social service organizations to assist their clients with emergency repairs. If the client is either very low income with special needs or very low income they will be considered for emergency repairs assistance; even though they were not on the waiting list.

J. Discrimination: In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services may be available from other funding sources. Available support services may include, but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, and Foreclosure Counseling.

K. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	x
Local HFA Numbers	

L. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

N. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: A line-item budget is attached as Exhibit A. The City of Kissimmee finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

P. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	Administration of the local housing assistance plan will be wholly performed and maintained by the City of Kissimmee.	10%

Q. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with*

applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

R. **Project Delivery Costs:** Must state the specific strategies and the specific activities that will be charged as a PDC. *State the percentage and/or maximum dollar amount.*

1. Owner Occupied Rehabilitation
    a. Inspections and write ups – Maximum $1,800
    b. Recording and closing fees – Maximum $2,000
2. Demolition and Reconstruction
    a. Inspections and write ups – Maximum $1,800
    b. Recording and closing fees – Maximum $2,500

S. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City of Kissimmee will encourage green building requirements in the building specifications for all new construction and rehabilitation projects to include, but not limited to, the following: Energy Star rated windows, appliances, hot water heater and ceiling fans. Low flow plumbing fixtures, insulated exterior doors, increased insulations for walls and ceiling, higher efficiency HVAC units and programmable thermostats.

In building design for redevelopment activities, green building principles will be considered in addition to energy efficiency features. If feasible, the City will encourage green design features such as native plant landscaping to conserve water; pervious parking surfaces (where permitted); use of gas where available; orientation of buildings to reduce energy demand; and bicycle, pedestrian, and/or bus amenities to encourage alternatives to automobile transportation. The City will also encourage housing developers to reduce on site impact on natural resources.

T. Describe efforts to meet the 20% Special Needs set-aside: The City of Kissimmee gives preference to persons applying for the different programs who meet the specials needs definition listed in Florida State Statutes 420.0004(13). Depending on availability of funding, the City may provide funding notification to local organizations informing them of opportunities available to provide services to its special needs clients.

W. Describe efforts to reduce homelessness: The City of Kissimmee does not receive direct funding from the McKinney Vento Act program funds; however, the City is an active participant of the Central Florida Continuum of Care. Amongst the efforts to reduce homelessness, the City of Kissimmee provides direct rent assistance and emergency rental assistance (homeless prevention) through the SHIP program. In addition, the City uses CDBG funds to pay for the cost to administer a number of local homeless prevention initiatives. The City Commission has identified as one of their goals for the upcoming years, the design and construction of a non-congregate homeless shelter.

Section II. LHAP Strategies:

A. Owner Occupied Rehabilitation	Code 3, 6

a. Summary: This strategy is designed to assist eligible homeowners to make the repairs or improvements needed for safe and sanitary habitation, and/or correction of substantial building code noncompliance of single family detached houses, townhouses, and manufactured homes when the owner owns the land. The Roof Replacement Program falls under this strategy.

b. Fiscal Years Covered: 2025-2026, 2026-2027, 2027-2028

c. Income Categories to be served: Very low, and low

d. Maximum award: Roof Replacement/Emergency Repairs: $40,000; Owner Occupied Rehabilitation: $120,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded mortgage and note
2. Interest Rate: 0%
3. Years in loan term: 5 for Roof Replacement only and for regular Owner-Occupied Rehabilitation, up to 15 depending on amount of assistance provided:

Amount of Assistance	Years
Up to $75,000	10 years
$75,001 - $120,000	15 years

4. Forgiveness: Roof Replacement: Forgiven at 20% per year; Owner Occupied Rehabilitation: The loan balance will not decrease during first five years. However, beginning with year 11th to the end of the term, the balance will be prorated accordingly based on the remaining years of the loan.
5. Repayment: No repayment required if the loan is in good standing
6. Default: Loan is due and payable if:
   a. Sale or transfer of property
   b. Loss of homestead exemption status
   c. Conversion to rental property
   d. Failure to occupy the home as primary residence
   e. Foreclosure
   f. Death of all parties on the mortgage
   g. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

f. Recipient/Tenant Selection Criteria:

1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. No more than every three (3) years, the City shall seek out one or more non-profit sub-recipient(s) to manage the construction for all rehab jobs. Depending on the work needed, their employees will do the work or they will hire a contractor/subcontractor to do the work. The Sub-recipient(s) will be selected through a Request for Qualification (RFQ) process. The duties and responsibilities are detailed in the contract between the Sub-recipient and the City. A third party provides the City with an inspection report and a scope of work. The Sub-recipient, after doing its own inspection, provides the City with the final cost for the job. After all parties have accepted, the City, the Sub-recipient, and the homeowner(s) enter into an agreement for the rehabilitation of the home.
2. From time to time, when working with a nonprofit agency is not feasible, the City may elect to engage private contractors. These private contractors will also be selected through an RFQ process conducted no more than once every three (3) years.
3. Under the Roof Replacement Program, townhouses are only eligible if they are detached.
4. The actual cost of rehabilitating the home and related soft costs (such as closing costs, inspections/testing, and rehabilitation/construction management) are eligible within the maximum award.
5. Homes requiring emergency repairs shall be given priority in the waiting list and receive rehabilitation assistance first. Emergency repairs may include but are not limited to: structural damage, unsafe electrical, plumbing, water damage, mold remediation and issues with lateral water/sewer connections. In certain situations, a damaged roof may be considered an emergency (for example, if the roof is leaking profusely or part of the roof or ceiling in the living area of the house comes in). Households with persons with special needs shall also be given priority over all others.
6. All homes eligible for rehabilitation must be owner occupied and owned with fee simple title.
7. All mortgages, taxes, and special assessments must be current.
8. The applicant must maintain sufficient hazard insurance for the term of the SHIP lien. If the homeowner does not have hazard insurance, SHIP funds may be used to purchase hazard insurance for a period not to exceed one year. Insurance must be in place at the completion of the construction project.
9. The property assisted must be free of liens and judgements. Homes with reverse mortgage loans may only participate in the program if the request for rehabilitation is deemed an emergency by the City's inspector, the City Manager or designee, and shall be approved on a case-by-case basis.
10. From time to time, the City may receive requests from local social service organizations to assist their clients with emergency repairs. If the client is either very low income with special needs or very low income they will be considered for emergency repairs assistance; even though they were not on the waiting list.
11. The loan is not assumable.
12. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
13. This program is subject to funding availability and may not be available every fiscal year.

B. Demolition and Reconstruction	Code 4

a. Summary: This strategy is designed to provide funding when the home being considered under the Owner-Occupied Rehabilitation program is damaged to the extent that is not feasible to repair as determined by an inspection and/or the estimated cost exceeds $120,000.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $350,000

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded mortgage and note
2. Interest Rate: 0 %
3. Years in loan term: Up to 30; depending on amount of assistance provided:

Amount of Assistance	Years
$120,001-185,000	20 years
$185,001-$217,500	25 years
$217,501-350,000	30 years

5. Forgiveness: The loan balance will not decrease during first ten years. However, beginning with year 11th to the end of the term, the balance will be prorated accordingly based on the remaining years of the loan.

5. Repayment: No repayment required if the loan is in good standing

6. Default: Loan is due and payable if:
   a. Sale or transfer of property
   b. Loss of homestead exemption status
   c. Conversion to rental property
   d. Failure to occupy the home as primary residence
   e. Foreclosure
   f. Death of all parties on the mortgage
   g. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

f. Recipient Selection Criteria:

1. Participants will be selected from the existing Owner-Occupied Rehab Program waiting list based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. No more than every three (3) years, the City shall seek out one or more non-profit sub-recipient(s) to manage the construction for rehab jobs. The Sub-recipient(s) will be selected through a Request for

Qualification (RFQ) process. The duties and responsibilities are detailed in the contract between the Sub-recipient and the City. A third party provides the City with an inspection report and a scope of work. The Sub-recipient, after doing its own inspection, provides the City with the final cost for the job. After all parties have accepted, the City, the Sub-recipient, and the homeowner(s) enter into an agreement for the rehabilitation of the home.

2. From time to time, when working with a nonprofit agency is not feasible, the City may elect to engage private contractors. These private contractors will also be selected through an RFQ process conducted no more than once every three (3) years.
3. The actual cost of rehabilitating the home and related soft costs (such as closing costs, inspections/testing, rehabilitation/construction management and temporary lodging) are eligible.
4. Homes requiring emergency repairs shall be given priority and receive rehabilitation assistance first. Emergency repairs may include but are not limited to: structural damage, unsafe electrical, plumbing, water damage, mold remediation and issues with lateral water/sewer connections. In certain situations, a damaged roof may be considered an emergency (for example, if the roof is leaking profusely or part of the roof or ceiling in the living area of the house comes in). Households with persons with special needs shall also be given priority over all others.
5. All homes eligible for rehabilitation must be owner occupied and owned with fee simple title.
6. All mortgages, taxes, and special assessments must be current.
7. The applicant must maintain sufficient hazard insurance for the term of the SHIP lien. If the homeowner does not have or loses hazard insurance prior to demolition, SHIP funds may be used to purchase hazard insurance for a period not to exceed one year. Insurance must be in place at the completion of the construction project.
8. Manufactured and modular homes can be used as replacement housing.
9. The property assisted must be free of liens and judgements.
10. If there is an outstanding first mortgage on the property, the mortgage holder must agree to the demolition and reconstruction.
11. Homes with reverse mortgage loans may only participate in the program if the request for rehabilitation is deemed an emergency by the City's designated inspector, the City Manager or designee may approve on a case-by-case basis.
12. The loan is not assumable.
13. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
14. This program is subject to funding availability and may not be available every fiscal year.

C. Disaster Assistance – Owner-Occupied Housing	Code 5

a. Summary: This strategy helps households following a disaster as declared by the President of the United States or Governor of the State of Florida.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $20,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first ready, first qualified basis after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. Funds will be used for:
    a. Purchase of emergency supplies for eligible households to weatherproof damages homes (maximum assistance is $500, grant);
    b. Interim repairs to avoid further damage such as tree and debris removal required to make the individual housing unit habitable (maximum assistance is $20,000, grant);
    c. Deductible assistance to make necessary repairs to the structure, including roofs (maximum assistance is $20,000, single family only, grant);
    d. Temporary housing (hotel/motel stays) (maximum assistance is $150 (per night), up to a maximum of $750, grant)
    e. Utility Assistance (up to $400, grant)
    f. Other activities as proposed by the City of Kissimmee and approved by the Florida Housing Finance Corporation.
2. This program will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation.
3. If damaged structured is un-insured, it may still qualify for assistance.
4. This program is subject to funding availability and may not be available every fiscal year.

D. Foreclosure Prevention	Code 7

a. Summary: Assistance under this strategy is to help existing homeowners within the City of Kissimmee to maintain ownership of their homes.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $16,000
   1. Foreclosure Prevention - $10,000;
   2. Taxes and Insurance - $5,000; and,
   3. Utility Protection - $1,000

e. Terms:
   1. Repayment loan/deferred loan/grant: Grant
   2. Interest Rate: N/A
   3. Years in loan term: N/A
   4. Forgiveness: N/A
   5. Repayment: N/A
   6. Default: N/A

f. Recipient Selection Criteria:
   1. Participants will be selected for assistance based on a first qualified, first-served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
   1. Funds may be used to help homeowners under threat of foreclosure from mortgage holders because of circumstances caused by a crisis and/or hardship beyond their control (such as health issue, loss of employment/income, death of household member, divorce, etc.).
      a. Pay delinquent property taxes and homeowners' insurance in eligible households; and
      b. Provide assistance to homeowners who are delinquent in their utility bills and threatened with shut-off utilities.

   2. The loan must be at least 2 months in arrears. Assistance cannot be provided if the mortgagor has filed a lawsuit in court.
   3. The payment of attorney fees is not eligible.
   4. Property shall have no other liens other than the first mortgage or previous SHIP, CDBG, or NSP lien.
   5. Applicant must provide proof of arrearage in the form of notification from the mortgage holder and provide evidence of a hardship that caused the arrearage.
   6. The applicant must provide evidence of their ability to resume making payments after the assistance is used.
   7. Counseling from a HUD approved agency is mandatory. Proof of counseling is required before assistance can be provided. SHIP funds may be used to pay for the counseling session.
   8. Payments to homeowners' associations and attorney fees are not eligible.
   9. Assistance under this program is restricted to one occurrence within a three (3) year period.
   10. This program is subject to fund availability and may not be available every fiscal year.

E. New Construction – Infill Housing	Code 10

a. Summary: This program is designed to increase the stock of affordable housing. The City of Kissimmee will award funds to developers to help reduce the construction costs of single-family housing for eligible home buyers.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $75,000

e. Terms: Sponsor: (including City of Kissimmee, Non-Profits and Community Land Trust (CLT)):

1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded mortgage and note.
2. Interest Rate: 0 %
3. Years in loan term: up to 2
4. Forgiveness: Upon sale to an eligible homebuyer, the deferred loan will be satisfied.
5. Repayment: No repayment required as long as the Sponsor completes the construction and transfers the property to an eligible buyer.
6. Default: Loan is due and payable if:
   a. Failure to receive a certificate of occupancy and transfer ownership to an eligible homebuyer within 24 months of receiving the award.
   b. In the event a CLT is Sponsor, the loan will be in default if the CLT fails to execute a ground lease within the contractual timeframe.

Terms: Homebuyer:

1. Repayment loan/deferred loan/grant: For fee simple buyers, funds previously awarded to the developer to reduce construction costs – and ultimately the sales price of the housing unit - will be passed on their entirety to the buyer as a "pass through subsidy". The developer may apply the full amount of these funds either to reduce the sales price of the units or to provide down payment and/or closing cost assistance, at a minimum equal to the total funding received. A Land Use Restrictive Agreement (LURA) will be recorded to ensure the property owner remains occupied for a minimum affordability period of 10 years. The LURA will further require that, if the property is sold during this 10-year period, it must be transferred to a Very Low or Low Income Persons or Households. In the event a CLT is involved, the SHIP funds awarded for the acquisition of the land will be excluded, but there will be a deferred loan for the improvements/home itself. The loan would be assumable (or originates as new at resale) by each subsequent income qualified purchaser with prior approval by the CLT. The security interest provided shall be solely on the home and improvements, not the underlying land.
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: No repayment required if loan is in good standing.
6. Default: Loan is due and payable if:
   a. Loss of homestead exemption status
   b. Conversion to rental property
   c. Failure to occupy the home as primary residence

d. Foreclosure
e. Death of all parties on the mortgage. In the event of a CLT, the loan may be assumed by an eligible heir who will occupy the home as a primary residence as established in the ground lease. If the legal heir does not comply or qualify, the heir may, within six months of becoming legal owner, sell the unit at the resale restricted price to an income eligible buyer that can assume the mortgage and note, as approved by the CLT. Otherwise, the transfer of ownership is considered default and the outstanding balance will be due and payable.
f. Refinance of first mortgage, in cases where cash out or bill consolidation occurs

If any of these occur, the outstanding balance will be due and payable unless otherwise noted. If a superior mortgage holder accelerates the loan or forecloses upon the home, the City will attempt to obtain repayment of funds via the legal process if the City determines that adequate funds may be available to justify pursuing repayment.

f. Recipient Selection Criteria (Homebuyer):
1. Assistance shall only be provided to first time homebuyers.
2. Eligible homebuyers will be selected by the Owner on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.
3. The buyer(s) must qualify and obtain a first mortgage by a lender or by a not-for-profit organization such as Habitat for Humanity.
4. Anyone who is listed on the mortgage must complete at least eight (8) hours of homebuyer's education through a HUD approved housing counseling agency. Proof of program completion is required before assistance can be provided.

g. Sponsor Selection Criteria (Non-Profits and Community Land Trust):
1. Project applications will be available throughout the year.
2. Sponsors will be scored and selected based on their experience, their financial capacity and the merits of the project.
3. Preference will be given to non-profit and for-profit organizations that hire personnel from Welfare transition, Workforce Development initiatives and other employment assistance programs and to projects located near transportation, employment centers, and/or mixed used development will be given preference during the selection process.
4. Applications will be evaluated by a selection committee made up of City staff and AHAC members.
5. The City may act as the developer.
6. In the event of a CLT, preference will be given to community land trusts that meet the definition of a "community land trust" under section 193.018 of the Florida Statutes. Further preference will be given to CLTs that have been certified or are in the process of certification by the Florida Community Land Trust Institute.
7. Developer fee may not exceed 10%.

h. Additional Information:
1. The awarded funds may be used to leverage expenses such as:
    a. Land acquisition
    b. Pre-development costs (i.e. mobility fees and parks and recreation impact fees), and,

c. Vertical construction.

2. In the event a CLT is awarded as a Sponsor, the subsidy for the acquisition, development construction and rehabilitation of units, new or existing, will be awarded to reduce dollar-for-dollar for initial and subsequent homebuyers via the CLTs stewardship of the ground lease. Funding may be awarded to compensate for land acquired by the CLT on which an assisted unit is, or will be sited, to add to the City's stock of permanent affordable homes.
3. This type of assistance may first require that the CLT take ownership of the property (land and existing improvements) and sell the improvements and enter into a ground lease with the eligible buyer.
4. Depending on the financial needs of the homebuyer, a portion or the entire amount of the subsidy may be conveyed as a cost reduction to the homebuyer.
5. If the home is foreclosed by a superior mortgage holder, the City will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a repayment.
6. This program is subject to fund availability and may not be available every fiscal year.

F. Rental Development	Code 21

a. Summary: This program will be used to leverage other available funding to develop rental housing. The City of Kissimmee will award funds to developers for development of multifamily housing for eligible renters. This funding may be used as a local government match for developers participating in the different Florida Housing Finance Corporation (FHFC) programs. Smaller developments, not participating in FHFC, may also be considered for funding.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $75,000 per project

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded mortgage and note
2. Interest Rate: 0%
3. Years in loan term: 20
4. Forgiveness: Forgiven at the end of the term
5. Repayment: None required as long as loan is in good standing
6. Default:
   a. Sale, transfer of property
   b. Refinance of first mortgage
   c. Foreclosure

f. Recipient Selection Criteria (Tenant):
1. Eligible tenants will be selected by the Developer/Owner based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application and providing all requested written documentation.

g. Sponsor Selection Criteria:
1. Project applications will be available throughout the year.
2. Developers will be scored and selected based on their experience, their financial capacity and the merits of the project.
3. Preference will be given to non-profit and for-profit organizations that hire personnel from Welfare transition, Workforce Development initiatives and other employment assistance programs and to projects located near transportation, employment centers, and/or mixed used development will be given preference during the selection process.
4. In the event there is more than one project applying for funding, preference will be given to the project that provides the highest percentage of units for very low- and low-income households as defined by the area median income limits as published by HUD and distributed by Florida Housing Finance Corporation on an annual basis.
5. Applications may be evaluated by a selection committee made up of City staff and AHAC members.

h. Additional Information:
1. Projects awarded these funds must be located in the City of Kissimmee.
2. Projects will be monitored annually throughout the duration of the loan term regardless of the units involved. When pairing it with other programs, the monitoring of those other programs may be used to satisfy the SHIP compliance requirement.
3. This program is subject to fund availability and may not be available every fiscal year.

G. Security and/or Utility Deposits and Eviction Prevention	Code 13, 23

a. Summary: The Security and/or Utility Deposits Program helps renter households to pay for the security and/or utility deposits on their new lease agreements. The Eviction Prevention Program helps renter households when they are delinquent on their rent due to a crisis and/or hardship with up to three months assistance.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $5,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after submitting a completed application to the City of Kissimmee and providing all requested written documentation.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. All rental units assisted must meet SHIP affordability requirements.
2. For security deposit/1st month rent, applicant must be able to show proof of Osceola County residency for the prior year. The issuance date of the driver's license or ID shall be used to document residency. Residency requirements will not apply to households seeking assistance as a result of relocating to Osceola County due to a disaster.
3. For security deposit, if at all possible, the City shall enter into an agreement with the management company or the utility company to be reimbursed for the deposit or any remaining portion of it after the tenant moves out of the rental property.
4. The funds awarded under these strategies will be paid directly to the landlord and/or utility company.
5. For eviction prevention, applicant must provide proof of arrearage in the form of notification from the landlord and provide evidence of a hardship that caused the arrearage (health issue, loss of employment/income, death of household member, divorce) and must be able to provide evidence of their ability to maintain making their own monthly rental payments after the assistance is used.
6. There must be a signed lease between the landlord and tenant, with a length of no less than one (1) year.
7. Assistance under these programs is restricted to one occurrence within a three (3) year period.
8. These programs are subject to fund availability and may not be available every fiscal year.

I. Disaster Assistance – Rental Housing	Code 16

a. Summary: This strategy helps renters and owners of rental properties following a disaster as declared by the President of the United States or Governor of the State of Florida.

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $20,000 per unit

e. Terms:

1. Repayment loan/deferred loan/grant:
   Rental Housing:

Allowable Uses	Type	Max. Allowed
Purchase of emergency supplies for eligible households to weatherproof damaged rentals	Grant	$500
Rental Assistance; and/or temporary housing (hotel/motel stays)	Grant	$150 per night, not to exceed $750; grant
Deductible assistance (Assistance available to landlords)	Loan	$100,000 per project

Roof Repairs	Loan	$250,000

Owner Occupied:

Allowable Uses	Type	
Purchase of emergency supplies for eligible households to weatherproof damaged rentals	Grant	$500
Interim repairs to avoid further damage such as tree and debris removal required to make the individual housing unit habitable	Grant	$5,000
Deductible assistance	Grant	$5,000
Roof Repairs (single family, detached townhouses and manufactured homes when the owner owns the land.	Loan	$20,000
Rental Assistance; and/or temporary housing (hotel/motel stays)	Grant	$150 per night, not to exceed $750; grant

2. Interest Rate: 0
3. Years in loan term: 15 years
4. Forgiveness: Forgiven at the end of the term
5. Repayment: None required as long as loan is in good standing
6. Default:
    a. Sale, transfer of property
    b. Refinance of first mortgage
    c. Foreclosure

f. Recipient Selection Criteria:

1. Participants will be selected for assistance based on a first ready, first qualified basis after submitting a completed application to the City of Kissimmee and providing all requested written documentation.
2. The City of Kissimmee may also work directly with apartment complexes that have been impacted by the disaster.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Funds will be used for:
    a. Purchase of emergency supplies for eligible households to weatherproof damaged rentals
    b. Interim repairs to avoid further damage such as tree and debris removal required to make the individual housing unit habitable
    c. Deductible assistance
    d. Roof Repairs
    e. Rental Assistance; and/or temporary housing (hotel/motel stays)
    f. Other activities as proposed by the City of Kissimmee and approved by the Florida Housing Finance Corporation.
2. This program will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by the Florida Housing Finance Corporation.

3. This program is subject to funding availability and may not be available every fiscal year.

J. Rapid Rehousing	Code 26

a. Summary: Rapid Re-Housing is an intervention program using a housing first approach for homeless, as defined in s. 420.621, when the person initially qualified for a rent subsidy. This program involves three Core program components that make up a tailored package of assistance including housing identification, rent and move in assistance, and rapid rehousing case management and services (the last one is not paid by SHIP dollars).

b. Fiscal Years Covered: 2025-2026, 2026-2027 and 2027-2028

c. Income Categories to be served: Very low and low

d. Maximum award: $24,000

e. Terms:
1. Repayment loan/deferred loan/grant: Grant
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient Selection Criteria:
1. Participants will be selected for assistance based on a first qualified, first served basis with priorities described in Section I.I after providing all requested information.
2. Applicants who are homeless must be referred by a social service agency that serves homeless populations, preferably through the local Continuum of Care (CoC) Coordinated Entry system and tracked through the Homeless Management Information System (HMIS).
3. Self-referrals are not allowed.

g. Sponsor Selection Criteria: N/A

h. Additional Information:
1. Funds may be used to:
   a. Provide assistance for security and utility deposit assistance;
   b. Pay for rent subsidies for up to 12 months;
   c. Pay sub-recipient a service delivery of 5% if the fee is related to administering the program, and it does not pay for case management.
2. The City of Kissimmee intends to partner with Osceola County or with a non-profit agency that has past experience working with the target population and/or with similar programs and the capacity to implement this program. The agency is selected through a Request for Application process.
3. All rental units assisted must meet SHIP affordability requirements.
4. Applicant must be able to show proof of Osceola County residency for the prior year. The issuance

date of the driver's license or a government-issued id shall be used to document residency. Residency requirements will not apply to households seeking assistance as a result of relocating to Osceola County after a major hurricane.
5. Case management is an integral part of this program so the program participants are required to meet with their appointed case managers and follow a case management plan.
6. Assistance is individualized, based on need.
7. The period of assistance may not exceed 12 months for an eligible household.
8. The City of Kissimmee and Osceola County have an Interlocal Agreement to allow the use of the City's SHIP funds for Rapid Re-Housing across jurisdictional lines within the unincorporated area of the county.
9. This program is subject to fund availability and may not be available every fiscal year.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

The current process used to expedite permits is as follow:

1. A developer must provide documentation to the City's Housing Program staff their project has received funding in whole or in part from federal, state, or local agencies and that a portion of the units are to benefit low- and moderate-income persons as defined by the U.S. Department of Housing and Urban Development.
2. The Housing and Community Development staff will review the documentation submitted by the developer to determine if the project meets the requirements to be considered "affordable housing".
3. The Housing and Community Development staff will then provide the developer with a Notification form (on bright color paper) which details the particulars regarding the project and signed by the Housing and Community Development staff.
4. The Notification form is then submitted by the developer or their contractor with applicable applications for building permits or development permits, which indicate that the project is a publicly funded affordable housing project and that the review process should be expedited to the greatest extent possible.
5. Review staff shall indicate on the forms the date of submission and approval and return the form to the Housing and Community Development staff so that they can track and report the city's efforts to implement the expedited permitting requirement.

This process has been adopted as a policy.

B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

The City of Kissimmee has established a process by which the local government considers before adopting policies, procedures, ordinances, regulations, or plan revisions if it increases the cost of housing. Land Development Code (LDC) amendments and Comprehensive Plan amendments are reviewed by the Planning Division, the Planning Advisory Board, and the City Commission. Final review and approval is by City Commission. Those responsible for reviewing proposed ordinance and policy amendments consider a variety of issues including the reason(s) why the amendment is being proposed and whether the regulations and policies within the LDC and the Comprehensive Plan support the proposed amendment.

One of the recommendations included in the 2024 Annual AHAC Report is for staff from the initiating department/ division shall meet with the Housing staff to discuss the impact of the policy on the cost of affordable housing. During the review of the proposed policy or regulation, the housing staff shall perform research on the impacts of that policy or regulation on housing cost and provide the results in the form of an impact analysis (Housing Impact Statement) to the AHAC at an upcoming meeting. It is expected that staff is going to develop the Housing Impact Statement template for AHAC review in 2025.

C. Other Incentive Strategies Adopted: After the review of the incentives conducted in 2024, the following recommendations were made:

Modification of Impact Fees

a. Existing Strategy: The City has a policy that provides incentives to cover mobility fees and park and recreation impact fees for affordable housing developments. The LHAP also contains a strategy that provides $20,000 to affordable housing projects to pay for impact/mobility fees.

b. Proposed Recommendation: No new recommendations in 2024.

Flexible Densities

a. Existing Strategy: In order for developments to be eligible for a density bonus of 5%, the development must set aside at least 20% of its units as affordable housing. These units must remain affordable for up to 15 years.

b. Proposed Recommendation: No new recommendations in 2024.

Affordable Accessory Residential Units

a. Existing Strategy: Currently the City of Kissimmee includes ADU's in its Land Development Code. ADUs must meet all regulations and permitting requirements.

b. Proposed Recommendation: The City should remove the requirement that the principal structure be owner occupied.

Public Land Inventory

a. Existing Strategy: The City of Kissimmee has an inventory list of surplus land that are appropriate for affordable housing. This list gets revised every three years. The Housing and Community Development Office has drafted guidelines for a Surplus Land for Affordable Housing Program. The program includes guidelines on parcel identification, oversight, disposition procedures, affordability requirements, etc.

b. Proposed Recommendation: No new recommendation in 2024.

Support of Development Near Transportation Hubs

a. Existing Strategy: The City shall encourage housing developments that meet the definition of either affordable housing or workforce housing and are located near transportation, employment centers, and/or mixed used development through available funding sources and/or regulatory incentives.

b. Proposed Recommendation: No new recommendations in 2024.

Other:

Community Land Trust

a. Existing Strategy: The City of Kissimmee does not have an existing policy on community land trusts.

b. Proposed Recommendation: The City should work with the Florida Housing Coalition to identify the most appropriate avenue to create or identify an organization to serve as a Community Land Trust in the City of Kissimmee and develop the necessary legal and operational framework.

Definition of Affordable and Workforce Housing Developments

a. Existing Strategy: The City's Land Development Code adopted the following definition: An Affordable Housing Development which consists of at least 20% of the units are set aside and meet the definition of affordable housing as defined in Chapter 420 of the Florida Statutes.

b. Proposed Recommendation: No new recommendations in 2024.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Optional

F. Ordinance: (If changed from the original creating ordinance).

G. Interlocal Agreement (Required if applicable).

H. Other Documents Incorporated by Reference.

ITEM 7.G
Approval of contract agreement between the City of Kissimmee and Axon Enterprise, Inc.

Request

Approval of agreement for drone subscription plan (Contract 20260203) with data and storage between the City of Kissimmee and Axon Enterprise, Inc.

Explanation

This subscription ensures the department's six drones receive ongoing technical support and low-cost hardware replacements. It enables secure evidence storage, live-streaming for real-time coordination, and future remote flight capabilities. Additionally, the plan includes specialized parachutes required for safely operating drones beyond the pilot's direct line of sight.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00130203-505456 00130206-506495	PD2603	Increase Decrease	49,321.00 49,321.00	

Financial Summary:

In addition to this initial payment of $49,320.75, future payments will be made over the next 3 years as follows:

FY2027 $49,320.75
FY2028 $49,320.75
FY2029 $49,320.75

Recommendation

Requesting Commission approval for entering into the new agreement with 4-year payments.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police
Presenter:

Attachment(s):
1. (S) Axon Enterprise, Inc 4-Yr. Contract Quote Q-836055-46115MT Addendum Agrmt 3544-21-4615-Signed

City of Kissimmee

PARTICIPATING ENTITY ADDENDUM TO AXON ENTERPRISE, INC. (HEREINAFTER "VENDOR") QUOTE NUMBER Q-836055-46126MT (HEREINAFTER "QUOTE") AND UNIVERSITY OF NEBRASKA MASTER AGREEMENT #3544-21-4615

WITNESSETH

WHEREAS, the City of Kissimmee Police Department (hereinafter "City") is in need of drone-related services as further described in Exhibit A, the Quote, which is attached hereto and incorporated herein; and

WHEREAS, Pursuant to the City's Purchasing Manual, the City may procure goods and services directly from Federal, State, County, School Board, or Utility Authority contracts or another city's contracts and from cooperative purchasing agreements; and

WHEREAS, Pursuant to a competitive bidding and selection process, Solicitation Number 3544-21-4615, the University of Nebraska, awarded the bid to Vendor and subsequently entered into Contract Number 3544-21-4615 (hereinafter referred to as "Master Agreement" and incorporated herein by reference);

WHEREAS, Vendor and OMNIA Partners agreed to utilize the Master Agreement as for the OMNIA Cooperative Contract ("OMNIA Contract");" and

WHEREAS, City has entered into an interlocal agreement with the National Intergovernmental Purchasing Alliance Company and is therefore a member of OMNIA; and

WHEREAS, Vendor has agreed to provide goods and services within the scope of the OMNIA Contract to the Agency at the same prices as in the OMNIA Contract;

WHEREAS, City intends to access the Master Agreement and its terms, but seeks to add additional terms and conditions via this Participating Entity Addendum to add state and local legal requirements and specific local policy requirements; and

WHEREAS, Vendor and the City (collectively hereinafter the "Parties") have determined that it is economically advantageous and in the best interest of the Parties to enter into this Agreement to provide drone-related services as further described in Exhibit A, which are within the scope of the OMNIA Contract and further purchase orders issued by City for drones, drone-related equipment, and services from Vendor; and; and

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and value considerations, the receipt and sufficiency of which is hereby acknowledged, each party hereby promises to the other as follows:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein.

2. **THE CONTRACT DOCUMENTS.** The contract documents consist of this Participating Entity Addendum, the Master Agreement, the Quote, and any subsequent duly executed amendments to any of the aforementioned documents. These contract documents form the Agreement, and all are incorporated herein as if set forth in full. In the event of a conflict between the aforementioned documents, any duly executed amendment to this Agreement will control,

followed by this Participating Entity Addendum, the Master Agreement, and the Quote, in that order.

Upon execution of this Agreement, all references made to the "The Board of Regents of the University of Nebraska," "University of Nebraska" or "the University" in the Master Agreement will be interpreted as pertaining to the "City of Kissimmee," "City," and "City of Kissimmee Commissioners," all references made to "Service Provider" or "Axon Enterprise, Inc." in the Master Agreement will be interpreted as pertaining to Vendor and all terms and conditions of the Master Agreement not inconsistent with this Participating Entity Addendum, are deemed as having been implemented for use within the City of Kissimmee. It is understood that wherever the words "The Board of Regents of the University of Nebraska," "University of Nebraska" or "the University" appear, it will be read as "City of Kissimmee," "City," and "City of Kissimmee Commissioners" and wherever the words "Service Provider" or "Axon Enterprise, Inc." appear, it will be read as "Vendor."

3. **TERM.** The term of this Agreement shall begin upon execution and continue through April 1, 2030, when the Master Agreement expires.

4. **PAYMENT.** City is a local governmental entity subject to the Local Government Prompt Payment Act, §218.70, *et seq.*, Fla. Stat. and payment by City and interest imposed by Vendor shall be made in compliance with said Act.

5. **SCRUTINIZED COMPANIES LIST.** By signing this Agreement, Vendor certifies that it is not on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or engaged in a boycott of Israel; and, for bids, proposals or contracts for goods or services of one million ($1,000,000) dollars or more, that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged in business operations in Cuba or Syria, per Section 287.135, Florida Statutes. If City determines, using credible information available to the public, that Vendor has submitted false certification, City shall provide Vendor with written notice of its determination. Vendor shall have 90 days following receipt of the notice to respond in writing and to demonstrate that the determination of false certification was made in error. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion.

6. **E-VERIFY.** In accordance with Section 448.095, Florida Statutes, Vendor shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Vendor enters into a contract with a subcontractor performing work or providing services on its behalf, Vendor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Vendor shall maintain a copy of such subcontractor affidavit for the duration of the Agreement. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

Vendor shall, upon request, provide evidence of compliance with this provision to City. Failure to comply with this provision is a material breach of this Agreement, and City may choose to terminate the Agreement at its sole discretion.

7. **ANTITRUST VIOLATOR VENDOR LIST.** Pursuant to Section 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list (electronically published and updated quarterly by the State of Florida) following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity.

8. **DISCRIMINATORY VENDOR LIST.** An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

9. **PUBLIC RECORDS.** Vendor acknowledges City's obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and that the constitutional and statutory provisions control over the terms of this Agreement. As such, Vendor shall keep and maintain public records required by City to perform the service.

If Vendor has questions regarding the application of Chapter 119, Florida Statutes, to the City's duty to provide public records relating to this Agreement, contact the Custodian of Public Records at 407-518-2308, cityclerkemail@kissimmee.gov, and 101 Church Street, Kissimmee, Florida 34741.

a. If City's Custodian of Records requests records from Vendor, Vendor shall provide City's Custodian of Records with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost as provided in Chapter 119, Florida Statutes or as otherwise provided by law.

b. Vendor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Vendor does not transfer the records to City.

c. Upon completion of the Agreement, Vendor shall transfer, at no cost, to City all public records in possession of Vendor or keep and maintain public records required by City to perform the service. If Vendor transfers all public records to City upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology systems of City.

10. **HUMAN TRAFFICKING.** Vendor shall provide City with the affidavit provided in Exhibit B signed by an officer or representative of Vendor attesting, under penalty of perjury, that Vendor does not use coercion for labor or services as defined by section 787.06, Florida Statutes.

11. **PROHIBITED TELECOMMUNICATIONS EQUIPMENT.** Vendor represents and certifies that it and its applicable subcontractors do not and will not use any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 CFR Sections 52.204-24 through 52.204-26. By executing this Agreement, Vendor represents and certifies that Vendor and its applicable subcontractors must not provide or use such covered telecommunications equipment, system, or services for any scope of work performed for City for the entire duration of this Agreement. If Vendor is notified of any use or provisions of such covered telecommunications equipment, system, or services by a subcontractor at any tier or by any other source. Vendor must promptly report the information in 40 CFR Section 52.204-25(d)(2) to City.

12. **CONFIDENTIALITY.** Vendor understands that City is a public entity subject to the public records laws of the State of Florida. Vendor shall identify specifically any information contained in this Agreement or that City receives from Vendor during the term of this Agreement, which Vendor considers confidential and/or proprietary and which Vendor believes to be exempt from disclosure to the public under applicable law, citing specifically the applicable exempting law. A generic notation that information is "confidential" is not sufficient. Failure to provide the Custodian of Public Records at 407-518-2308, Cityclerkemail@kissimmee.org, and 101 Church Street, Kissimmee, Florida 34741 with a detailed explanation and justification including statutory cites and specific reference to this Agreement or other information that City receives from Vendor during the term of this Agreement detailing what provisions, if any, Vendor believes are exempt from disclosure, may result in public disclosure of such records in accordance with Chapter 119 of the Florida Statutes. Vendor will upon the request of City, at City's discretion, defend City and its employees, advisors, agents, and elected and appointed officials against all claims and actions whether or not a lawsuit is commenced related to Vendor's designation of material as confidential or exempt from public disclosure. Vendor shall indemnify and hold harmless City and its employees, advisors, agents and elected and appointed officials from any and all claims, actions, suits, judgements, fines, costs, fees including attorneys' fees, related to Vendor's designation of material as confidential or exempt from public disclosure. Nothing herein shall be deemed to preclude City from exercising its own judgment regarding the disclosure of records and City may take any action that City in good faith believes is necessary for City to comply with federal and/or Florida public records laws, including but not limited to filing a declaratory action.

13. **FOREIGN COUNTRY OF CONCERN.** Vendor represents and warrants that it is not an entity that gives or will give access to an individual's personal identifying information in violation of Section 287.138, Florida Statutes.

14. **REIMBURSEMENT OF TRAVEL EXPENSES.** City's reimbursement of Vendor for any reasonable travel expenses, including meals, lodging, and transportation, actually incurred in connection with this Agreement shall be limited to the permissible amounts for those travel expenses set forth in in Florida Statutes section 112.061.

15. **SECURITY BREACH.** Vendor acknowledges that it is a covered entity as defined by Section 501.171, Florida Statutes and shall comply with any record disposal procedures and, if applicable, notices required by Section 501.171, Florida Statutes. Additionally, if City is required to provide any notice required by Sections 282.3185 or 501.171, Florida Statutes, as a result of a "cyber security incident" as defined by Section 282.0041 or "beach of security" as defined by Section 501.171, Florida Statutes, Vendor shall provide as soon as reasonably possible City with all necessary information for City to make any notices or to produce any after action report required by those statutes.

16. **FUNDING.** The obligation of City for payment to Vendor is limited to the availability of funds appropriated in a current fiscal period, and continuation of any contractual relationship into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law. In the event of non-appropriation of funds by the Kissimmee City Council for payments required under this Agreement, City will terminate this Agreement, without termination charge or other liability, on the last day of the then-current fiscal year or when the appropriation made for the then-current year for the payments due under this Agreement is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this Agreement, Vendor on thirty (30) days prior written notice shall accept cancellation, but failure to give such notice shall be of no effect and City shall not be obligated under this Agreement beyond the date of termination.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed:

VENDOR- AXON ENTERPRISE, INC.

By: _____

Title: Deputy General Counsel

Date: April 22, 2026

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 22 day of April, 2026 by means of ☐ physical presence or ☐ online notarization, by *Robert E. Driscoll, Jr.* as *Deputy General Counsel* for *Axon Enterprise, Inc.*, *a Delaware for-profit Corporation*, who is personally known to me or has produced identification.

Notary Seal:

ELIZABETH LUNA
Notary Public - Arizona
Maricopa County
Commission # 663555
My Comm. Expires Mar 25, 2028

Notary: _____
Print Name: Elizabeth Luna
My Commission Expires: 3/25/26

CITY OF KISSIMMEE

_____
Jackie Espinosa, Mayor

Date: _____

Attest:

_____
City Clerk

_____
City Attorney

Title of Attached Agreement: Axon Enterprise, Inc Quote Number Q-836055-46126MT

EXHIBIT A
QUOTE

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-836055-46126MT

Issued: 04/14/2026

Quote Expiration: 08/01/2026

Estimated Contract Start Date: 09/01/2026

Account Number: 109207
Payment Terms: N30
Mode of Delivery: AUTO-GND
Credit/Debit Amount: $0.00

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Kissimmee Police Dept. - FL 8 N Stewart Ave Kissimmee, FL 34741-5463 USA	**Kissimmee Police Dept. - FL** **8 N Stewart Ave** Kissimmee FL 34741-5463 **USA** Email:	Jamie Gorsuch Phone: Email: jgorsuch@axon.com Fax:	Charles Popp Phone: 407-847-0176 Email: charles.popp@kissimmee.gov Fax:

Quote Summary

Program Length	43 Months
TOTAL COST	$197,283.00
ESTIMATED TOTAL W/ TAX	$197,283.00

Discount Summary

Average Savings Per Year	$3,848.19
TOTAL SAVINGS	$13,789.36

Payment Summary

Date	Subtotal	Tax	Total
Sep 2026	$49,320.75	$0.00	$49,320.75
Mar 2027	$49,320.75	$0.00	$49,320.75
Mar 2028	$49,320.75	$0.00	$49,320.75
Mar 2029	$49,320.75	$0.00	$49,320.75
Total	**$197,283.00**	**$0.00**	**$197,283.00**

Quote Unbundled Price:	**$211,072.36**
Quote List Price:	**$211,072.36**
Quote Subtotal:	**$197,283.00**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	43		$36.87	$36.87	$9,512.46	$0.00	$9,512.46
102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	43		$489.79	$446.03	$115,076.46	$0.00	$115,076.46
A la Carte Services									
12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1			$2,500.00	$0.00	$0.00	$0.00	$0.00
102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6	43		$281.76	$281.76	$72,694.08	$0.00	$72,694.08
Total							**$197,283.00**	**$0.00**	**$197,283.00**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	09/01/2026	03/31/2030
A la Carte	102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	09/01/2026	03/31/2030

Services

Bundle	Item	Description	QTY
A la Carte	102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6
A la Carte	12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	8 N Stewart Ave	Kissimmee	FL	34741-5463	USA

Payment Details

Sep 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Coterm	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	$2,378.12	$0.00	$2,378.12
Coterm	102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6	$18,173.52	$0.00	$18,173.52
Coterm	102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	$28,769.11	$0.00	$28,769.11
Invoice Upon Fulfillment	12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1	$0.00	$0.00	$0.00
Total				**$49,320.75**	**$0.00**	**$49,320.75**

Mar 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	$2,378.12	$0.00	$2,378.12
Annual Payment 3	102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6	$18,173.52	$0.00	$18,173.52
Annual Payment 3	102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	$28,769.11	$0.00	$28,769.11
Total				**$49,320.75**	**$0.00**	**$49,320.75**

Mar 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	$2,378.12	$0.00	$2,378.12
Annual Payment 4	102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6	$18,173.52	$0.00	$18,173.52
Annual Payment 4	102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	$28,769.11	$0.00	$28,769.11
Total				**$49,320.75**	**$0.00**	**$49,320.75**

Mar 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	102656	AXON AIR - AXON EVIDENCE UNLIMITED DATA STORAGE PER DRONE	6	$2,378.12	$0.00	$2,378.12
Annual Payment 5	102667	AXON AIR - SKYDIO X10 PATROL DFR SERVICES - PREMIUM SOLUTION	6	$18,173.52	$0.00	$18,173.52
Annual Payment 5	102678	AXON AIR - SKYDIO X10 PATROL DFR SUBSCRIPTION PLAN W/ DATA	6	$28,769.11	$0.00	$28,769.11
Total				**$49,320.75**	**$0.00**	**$49,320.75**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract Omnia Contract 3544-21-4615 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

4/14/2026

EXHIBIT B
HUMAN TRAFFICKING AFFIDAVIT

CITY OF KISSIMMEE 1883

HUMAN TRAFFICKING AFFIDAVIT

The Human Trafficking Affidavit is required by Section 787.06, Florida Statutes ("F.S."), as amended by HB 7063, which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The associated Contract shall not become effective unless and until this completed and executed Form is submitted to the County (Governmental Entity). The term Governmental Entity has the same meaning as in Section 287.138(1), F.S.

Axon Enterprise, Inc. does not use coercion for labor or services as defined in Section 787.06, F.S.

Contractor's Legal Company Name

Pursuant to Section 92.525, F.S., under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor's Authorized Representative: Robert E. Driscoll, Jr.

Title of Contractor's Authorized Representative: Deputy General Counsel

Signature of Contractor's Authorized Representative:

Date: April 22, 2026

Est. 07.15.2024

ITEM 8.A
(VSCRA) Resolution Authorizing a Locally Funded Agreement (LFA), a Three-Party Escrow Agreement with the Florida Department of Transportation, and a Budget Transfer

Request

Adoption of a Resolution to execute the Locally Funded Agreement (LFA), and approve the Three-Party Escrow Agreement with the Florida Department of Transportation (FDOT), Contract #20260200, and approve a budget transfer for the raised median enhancements on US-192 (FPN: 450778-1-52-03).

Explanation

The City of Kissimmee and the Vine Street Community Redevelopment Agency (CRA) are partnering with FDOT to incorporate aesthetic and infrastructure enhancements into the planned US-192 resurfacing project (FPN: 450778-1-52-01).

The proposed Resolution is a legal requirement from FDOT that requires the City and CRA to formally commit to the project scope, funding, and subsequent maintenance of the median enhancements. It authorizes the Chair of the Vine Street CRA Board to execute an LFA for the project. Under this agreement, the following work will be performed:

- Median Improvements: Construction of three (3) raised concrete medians totaling approximately 382 linear feet along US-192, located just east of the Michigan Avenue/Oak Street intersection.
- Site Preparation: Saw cutting and removal of existing concrete within the medians, followed by excavation.
- Landscape Foundation: Placement of embankment material and installation of performance turf (sod) to accommodate future landscape improvements to be administered by the City/CRA at a later date.

The project cost of $128,276 will be funded by the CRA. Per the terms of the agreement, the CRA will provide an advance deposit of the total estimated cost within 14 days of execution. These funds will be managed via a Three-Party Escrow Agreement between the City/CRA, FDOT, and the Florida Department of Financial Services, utilizing an interest-bearing account.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10722206-506393 10722203 506393	CR2506 CR2505	Increase Decrease	$128,276 $450,000	$128,276 $128,276

Financial Summary:

City of Kissimmee

The project cost of $128,276 will be funded by the CRA. A budget transfer from 'Improvements Other than Buildings' to 'Other Contract Services' is required to cover this request.

Recommendation

Adoption of a Resolution to execute the Locally Funded Agreement (LFA), and approve the Three-Party Escrow Agreement with the Florida Department of Transportation (FDOT), Contract #20260200, and approve a budget transfer for the raised median enhancements on US-192 (FPN: 450778-1-52-03).

REQUESTED CITY COMMISSION ACTION:

Approve
Adopt

Department: Economic Development
Presenter: Samia Singleton

Attachment(s):
1. (S) LFA - Resolution VSCRA
2. (S) FDOT Local Funding Agreement (Project 450778-1-52-03)
3. (S) FDOT Three Party Escrow Agreement (Project 450778-1-52-03)

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF THE VINE STREET COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR FINANCIAL PROJECT NO. 450778-1-52-03; PROVIDING FOR THE CONSTRUCTION OF RAISED MEDIAN ENHANCEMENTS ON US-192 (EAST BRONSON HIGHWAY); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation and the Vine Street Community Redevelopment Agency desire to facilitate the raised median enhancements along State Road 500 (US-192), east of Michigan Avenue & Oak Street, to accommodate future landscape improvements, in Fiscal Year 2026/2027 and,

WHEREAS, the State of Florida Department of Transportation has requested the Vine Street Community Redevelopment Agency to execute and deliver to the State of Florida Department of Transportation the Locally Funded Agreement for the aforementioned project, FPN 450778-1-52-03.

NOW, THEREFORE, BE IT RESOLVED BY THE VINE STREET COMMUNITY REDEVELOPMENT AGENCY, IN LAWFUL SESSION ASSEMBLED:

Section 1. The Board of the Vine Street Community Redevelopment Agency hereby authorizes the Chair of the Board to make, execute, and deliver to the State of Florida Department of Transportation the Locally Funded Agreement for the aforementioned project, FPN 450778-1-52-03.

Section 2. This Resolution shall take effect immediately upon the adoption date below.

ADOPTED by the Vine Street Community Redevelopment Agency Board of Directors this _____ day of _____, 2026.

_____
Jackie Espinosa, Chair

ATTEST:

_____
Tameara Crespo, CMC, City Clerk

Agency: City of Kissimmee Vendor No.: F596000348038	Fund: LF Contract Amount: $128,276.00	Financial Project No.: 450778-1-52-03

LOCALLY FUNDED AGREEMENT
BETWEEN
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AND
CITY OF KISSIMMEE/VINE STREET COMMUNITY REDEVELOPMENT AGENCY

This **AGREEMENT**, made and entered into _____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (hereinafter referred to as the "DEPARTMENT") and the CITY OF KISSIMMEE/VINE STREET COMMUNITY REDEVELOPMENT AGENCY (hereinafter referred to as the "LOCAL GOVERNMENT"),

WITNESSETH:

WHEREAS, the Parties have been granted specific legislative authority to enter into this Agreement pursuant to Section 339.12, Florida Statutes; and

WHEREAS, the LOCAL GOVERNMENT, by Resolution, a copy of which is attached hereto as Exhibit "C", and made a part hereof, has authorized its officers to execute this Agreement on its behalf; and

WHEREAS, the DEPARTMENT is prepared, in accordance with its Adopted Five-Year Work Program, to undertake the project described as: "US-192/East Bronson Highway/13 Street/Vine Street (from Main Street to Aeronautical Drive)", said project being known as Financial Project Number (FPN) 450778-1-52-01, hereinafter referred to as the "Project"; and

WHEREAS, the Project is not revenue producing and is contained in the Adopted Work Program; and

WHEREAS, the implementation of the Project is in the interests of both the DEPARTMENT and the LOCAL GOVERNMENT and it would be most practical, expeditious, and economical for the LOCAL GOVERNMENT to provide the funds for: raised median enhancements along State Road 500 (US-192), east of Michigan Avenue & Oak Street, to accommodate future landscape improvements, in Fiscal Year 2026/2027, said Project being known as FPN 450778-1-52-03, and said improvements shall hereinafter be referred to as the "Additional Improvements"; and

WHEREAS, in order to maintain uniformity throughout the Project and to provide for the Additional Improvements in a cost-effective manner, the LOCAL GOVERNMENT desires to

have said Additional Improvements made a part of the Project and to provide funding to the DEPARTMENT to be used for the Additional Improvements as described in “Exhibit A”.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from the joint participation of this Agreement, the parties agree as follows:

1. The term of this Agreement shall begin upon the date of signature of the last party to sign and shall remain in full force and effect through completion of all services required of the LOCAL GOVERNMENT. The DEPARTMENT may, at any time and at any stage, amend or terminate the Project in whole or in part if the DEPARTMENT determines that such action is in the best interests of the public.

2. The DEPARTMENT shall cause the Additional Improvements described in Exhibit “A” to be incorporated into the DEPARTMENT’S plans for the US-192/East Bronson Highway/13 Street/Vine Street (from Main Street to Aeronautical Drive) project and to be constructed as a part of said Project.

3. The DEPARTMENT shall perform necessary preliminary engineering, prepare any and all design plans, acquire all necessary right-of-way, perform the construction, provide all necessary engineering supervision, and otherwise perform all other necessary work, all as may be applicable for the Project as previously defined. The Project as previously defined may include some or all of the foregoing activities. Nothing in this Agreement may be construed as requiring the DEPARTMENT to perform any activity which is outside the scope of the Project as previously defined. Except as specifically stated otherwise in this Agreement, all such activities shall be performed by such entities, at such times, in such manner, under such conditions, and pursuant to such standards as the DEPARTMENT, in its sole discretion, deems appropriate. The LOCAL GOVERNMENT shall not have any jurisdiction or control over the DEPARTMENT’S activities, except as specifically stated in this Agreement. The LOCAL GOVERNMENT shall be entitled to be advised of the progress of the Project at reasonable intervals upon request.

4. After construction is complete, the LOCAL GOVERNMENT agrees to inspect and maintain the constructed improvements in perpetuity as specified in Exhibit “A”, Scope of Services.

5. Participation by the LOCAL GOVERNMENT in the funds for the construction phase of the Project shall be made as follows:

(A) The DEPARTMENT’S current estimate of cost for the Additional Improvements is **$128,276.00 (One Hundred Twenty-Eight Thousand Two Hundred Seventy-Six Dollars and No/100).** The DEPARTMENT’S performance and obligation to construct the Project is contingent upon an annual appropriation by the Florida Legislature. The parties agree that in the event funds are not appropriated to the

DEPARTMENT for the Project, this Agreement may be terminated, which shall be effective upon the DEPARTMENT giving written notice to the LOCAL GOVERNMENT to that effect.

(B) The Project is being funded by the LOCAL GOVERNMENT in the amount of **$128,276.00 (One Hundred Twenty-Eight Thousand Two Hundred Seventy-Six Dollars and No/100).** Said funds are programmed under Financial Project Number (FPN) 450778-1-52-03. As described in paragraph 5(C) below, the LOCAL GOVERNMENT agrees that it will provide the balance of the funding necessary to complete the Project.

(C) The LOCAL GOVERNMENT agrees that it will, **within at least fourteen (14) calendar days of the execution of this agreement**, furnish the DEPARTMENT an advance deposit in the amount of **$128,276.00 (One Hundred Twenty-Eight Thousand Two Hundred Seventy-Six Dollars and No/100)** for full payment of the estimated project cost for Locally Funded project number 450778-1-52-03. The advance deposit shall be the total estimated project cost plus allowances, including contingency. The DEPARTMENT **shall** utilize this deposit, as well as any interest accrued, for payment of the costs of the project.

(D) If the accepted bid amount plus allowances is in excess of the advance deposit amount, the LOCAL GOVERNMENT will provide an additional deposit within fourteen (14) calendar days of notification from the DEPARTMENT or prior to posting of the accepted bid, whichever is earlier, so that the total deposit is equal to the bid amount plus allowances. The DEPARTMENT will notify the LOCAL GOVERNMENT as soon as it becomes apparent the accepted bid amount, plus allowances, is in excess of the advance deposit amount. However, failure of the DEPARTMENT to so notify the LOCAL GOVERNMENT shall not relieve the LOCAL GOVERNMENT from its obligation to pay for its full participation on final accounting as provided herein below. If the LOCAL GOVERNMENT additional deposit within fourteen (14) days, a letter must be submitted to and approved by the DEPARTMENT project manager indicating when the deposit will be made. The LOCAL GOVERNMENT understands the request and approval of the additional time could delay the project, and additional costs may be incurred due to a delay of the project.

(E) If the accepted bid amount plus allowances is less than the advance deposit amount, the DEPARTMENT will refund the amount that the advance deposit exceeds the bid amount plus allowances if such refund is requested by the LOCAL GOVERNMENT in writing.

(F) Should project modifications or changes to bid items occur that increase the LOCAL GOVERNMENT share of total project costs, the LOCAL GOVERNMENT will be notified by the DEPARTMENT accordingly. The LOCAL GOVERNMENT agrees to provide, without delay, in advance of the additional work being performed, adequate funds to ensure that cash on deposit with the DEPARTMENT is sufficient to fully fund its share of the Project. The DEPARTMENT shall notify the LOCAL GOVERNMENT as soon as it becomes apparent the actual costs will overrun the award amount. However, failure of the DEPARTMENT to so notify the LOCAL GOVERNMENT shall not relieve the LOCAL GOVERNMENT from its obligation to pay for its full participation during the Project and on final accounting as provided herein below. Funds due from the LOCAL GOVERNMENT during the Project not paid within forty (40) calendar days from the date of the invoice are subject to an interest charge at a rate established pursuant to Section 55.03, Florida Statutes (F.S.).

(G) The DEPARTMENT intends to have its final and complete accounting of all costs incurred in connection with the work performed hereunder within three hundred and sixty days (360) of final payment to the Contractor. The DEPARTMENT considers the Project complete when the final payment has been made to the Contractor, not when the construction work is complete. All project cost records and accounts shall be subject to audit by a representative of the LOCAL GOVERNMENT for a period of three (3) years after final close out of the project. The LOCAL GOVERNMENT will be notified of the final cost. Both parties agree that in the event the final accounting of total project costs pursuant to the terms of this agreement is less than the total deposits to date, a refund of the excess will be made by the DEPARTMENT to the LOCAL GOVERNMENT. If the final accounting is not performed within three hundred and sixty (360) days, the LOCAL GOVERNMENT is not relieved from its obligation to pay.

(H) In the event the final accounting of total project costs is greater than the total deposits to date, the LOCAL GOVERNMENT will pay the additional amount within forty (40) calendar days from the date of the invoice from the DEPARTMENT. The LOCAL GOVERNMENT agrees to pay interest at a rate as established pursuant to Section 55.03, F. S., on any invoice not paid within forty (40) calendar days until the invoice is paid.

(I) The payment of funds under this Locally Funded Agreement will be made directly to the DEPARTMENT for deposit and as provided in the attached escrow agreement between LOCAL GOVERNMENT, DEPARTMENT and the State of Florida, Department of Financial Services, Division of Treasury.

(J) Contact Persons:

DEPARTMENT

District 5 Local Government Agreements
719 South Woodland Boulevard, M.S. 4-520
DeLand, Florida 32720-6834
(386) 943-5623
D5-LGA@dot.state.fl.us

LOCAL GOVERNMENT

Samia Singleton, FRA-R
Community Redevelopment Agency Manager
Vine Street Community Redevelopment Agency
101 Church Street
Suite 500
Kissimmee, FL 34741
(407) 518-2587
Samia.Singleton@kissimmee.gov

6. All tracings, plans, specifications, maps, models, reports, or other work product prepared or obtained under this Agreement shall be considered works made for hire for the DEPARTMENT and shall at all times be and remain the property of the DEPARTMENT without restriction or limitation on their use. The LOCAL GOVERNMENT may, however, inspect those materials upon providing reasonable advance notice to the DEPARTMENT.

7. In the event this Agreement is in excess of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) or has a term for a period of more than one (1) year, the provisions of Chapter 339.135(6)(a), Florida Statutes, are hereby incorporated as follows:

> "The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all

contracts of the DEPARTMENT which are for an amount in excess of $25,000.00 and which have a term for a period of more than one (1) year."

8. The DEPARTMENT may unilaterally cancel this Agreement for refusal by the LOCAL GOVERNMENT to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by such party in conjunction with this Agreement.

9. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof, and incorporates and includes all proper negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein. The parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written.

10. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any provision herein determined by a court of competent jurisdiction, or any other legally constituted body having jurisdiction, to be invalid or unenforceable shall be severable and the remainder of this Agreement shall remain in full force and effect, provided that the invalidated or unenforceable provision is not material to the intended operation of this Agreement.

11. The DEPARTMENT and the LOCAL GOVERNMENT acknowledge and agree to the following:

(A) The LOCAL GOVERNMENT shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the LOCAL GOVERNMENT during the term of the contract; and

(B) The LOCAL GOVERNMENT shall expressly require any contractors and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor/subcontractor during the contract term.

The remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the LOCAL GOVERNMENT has executed this Agreement on _____, and the DEPARTMENT has executed this Agreement on _____.

CITY OF KISSIMMEE/
VINE STREET COMMUNITY
REDEVELOPMENT AGENCY

By: _____

Name: _____

Title: _____

Attest:

_____

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____

Name: James S. Stroz, Jr., P.E.

Title: Director of Transportation Development

Attest:

_____
Executive Secretary

Legal Review:

_____
LOCAL GOVERNMENT Attorney

Legal Review:

_____
DEPARTMENT Attorney

Financial Provisions Approval by
Department of Comptroller on:

July 8, 2019

EXHIBIT "A"

SCOPE OF SERVICES

The purpose of this project is to resurface US-192/East Bronson Highway/13 Street/Vine Street (from Main Street to Aeronautical Drive) in Osceola County. The project will also upgrade pedestrian curb ramps as needed in accordance with current Americans with Disabilities Act (ADA) standards.

The LOCAL GOVERNMENT would like to include the following Additional Improvements as part of the US-192 resurfacing Project from Main Street to Aeronautical Drive:

1) Additional median work requested by the City of Kissimmee/Vine Street Community Redevelopment Agency to accommodate the Vine Street (US-192) Landscape Improvements project, which will be administered by the LOCAL GOVERNMENT at a future date.
   (a) The median work includes three (3) raised concrete medians, totaling approximately 382 linear feet along US-192, located just east of Michigan Ave/Oak Street intersection.
2) Saw cutting and removal of existing concrete within the median; excavation of the median area; placement of embankment material; and installation of sod.

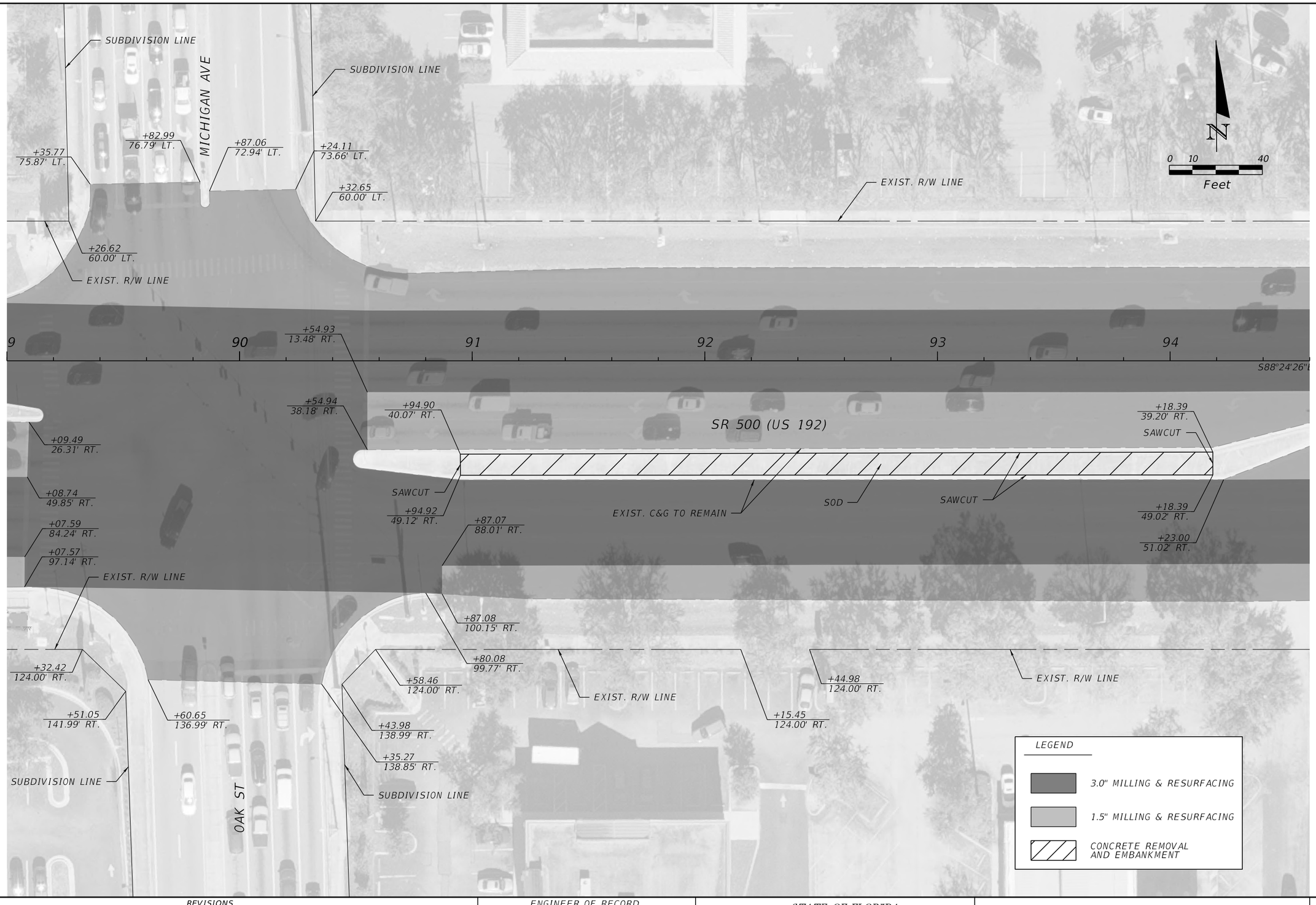
The DEPARTMENT'S Contractor shall construct the Additional Improvements as part of the construction contract for US-192/East Bronson Highway/13 Street/Vine Street (from Main Street to Aeronautical Drive).

The DEPARTMENT'S roadway plans for the above-described Project are identified as those prepared by Burgess & Niple, Inc., dated February 12, 2026, for FPN 450778-1-52-01, and are attached hereto in Exhibit "A-1," with the full set of plans being incorporated herein by reference.

After construction is complete, the LOCAL GOVERNMENT shall at all times be responsible, at their own cost and expense, for maintaining the Additional Improvements constructed under this Agreement, in perpetuity, which includes clean-up, removal and disposal of debris from catastrophic events or accidents as well as routine maintenance. The LOCAL GOVERNMENT will respond to and handle any citizen complaints. If the Additional Improvements need to be rehabilitated and/or repaired at any time in the future, the DEPARTMENT is under no obligation to restore, repair or replace the Additional Improvements.

EXHIBIT “A-1”

ROADWAY PLANS



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

RYAN J. WILLIAMSON, P.E.
LICENSE NUMBER: 81421
BURGESS & NIPLE, INC.
1800 PEMBROOK DR., SUITE 265
ORLANDO, FL 32810

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 500	OSCEOLA	450778-1-52-01

ROADWAY PLAN (4)

SHEET NO. 15

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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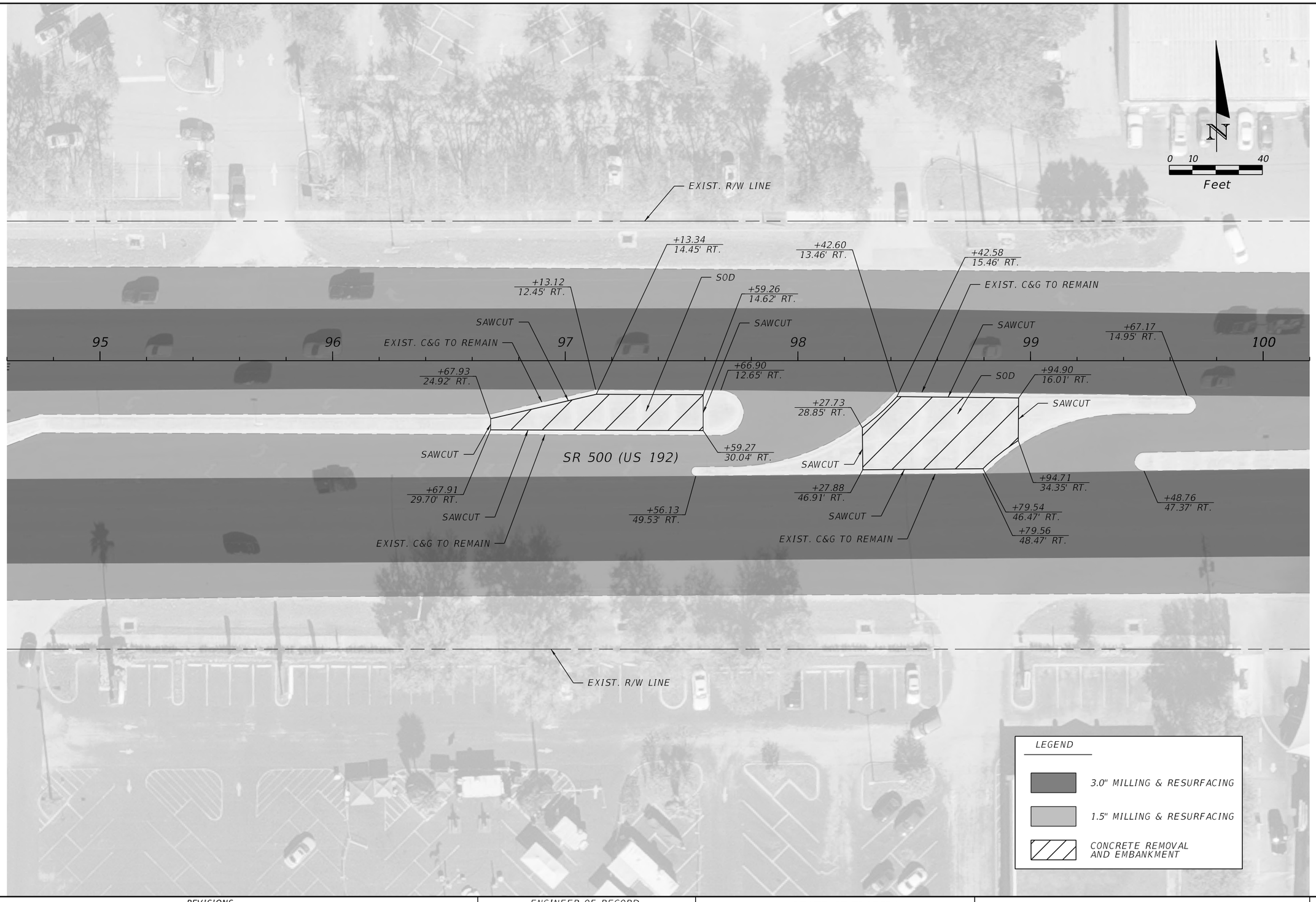

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

RYAN J. WILLIAMSON, P.E.
LICENSE NUMBER: 81421
BURGESS & NIPLE, INC.
1800 PEMBROOK DR., SUITE 265
ORLANDO, FL 32810

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 500	OSCEOLA	450778-1-52-01

ROADWAY PLAN (5)

SHEET NO. 16

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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EXHIBIT "B"

ESTIMATE

The estimate is based on Statewide and District Average Bid Price for the following items times an escalation to bring the cost up to the construction fiscal year.

SR 500 (US 192) from Main St. to Aeronautical Dr.					
FDOT District 5 - Osceola County					
Local Funding Agreement Cost Estimate					
February 17, 2026					
ITEM No.	DESCRIPTION	UNIT	QUANT	UNIT COST	COST ($$$)
ROADWAY/STRIPING					
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	676	$56.32	$38,072.32
0120 1	REGULAR EXCAVATION	CY	676	$45.47	$30,737.72
0120 6	EMBANKMENT	CY	676	$49.93	$33,752.68
0570 1 2	PERFORMANCE TURF, SOD	SY	676	$6.41	$4,333.16
TOTAL ROADWAY COSTS					$106,895.88
101 1	MOBILIZATION (10%)	LS	10%		$10,689.59
102 1	MAINTENANCE OF TRAFFIC (10%)	LS	10%		$10,689.59
TOTAL CONSTRUCTION COSTS					$128,275.06
				TOTAL CONSTRUCTION AND DESIGN COSTS FOR ROADWAY/STRIPING, PAVERS, AND LIGHTING	$128,275.06
				AMOUNT CONTRIBUTED BY TPO	$0.00
				TOTAL AMOUNT REQUESTED FROM THE CITY OF KISSIMMEE	$128,275.06

The remainder of this page intentionally left blank.

EXHIBIT “C”

RESOLUTION

The Resolution, or other official authorization, authorizing entry into this Agreement is attached and incorporated into this Agreement.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF THE VINE STREET COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, AUTHORIZING THE EXECUTION OF A LOCALLY FUNDED AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR FINANCIAL PROJECT NO. 450778-1-52-03; PROVIDING FOR THE CONSTRUCTION OF RAISED MEDIAN ENHANCEMENTS ON US-192 (EAST BRONSON HIGHWAY); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation and the Vine Street Community Redevelopment Agency desire to facilitate the raised median enhancements along State Road 500 (US-192), east of Michigan Avenue & Oak Street, to accommodate future landscape improvements, in Fiscal Year 2026/2027 and,

WHEREAS, the State of Florida Department of Transportation has requested the Vine Street Community Redevelopment Agency to execute and deliver to the State of Florida Department of Transportation the Locally Funded Agreement for the aforementioned project, FPN 450778-1-52-03.

NOW, THEREFORE, BE IT RESOLVED BY THE VINE STREET COMMUNITY REDEVELOPMENT AGENCY, IN LAWFUL SESSION ASSEMBLED:

Section 1. The Board of the Vine Street Community Redevelopment Agency hereby authorizes the Chair of the Board to make, execute, and deliver to the State of Florida Department of Transportation the Locally Funded Agreement for the aforementioned project, FPN 450778-1-52-03.

Section 2. This Resolution shall take effect immediately upon the adoption date below.

ADOPTED by the Vine Street Community Redevelopment Agency Board of Directors this _____ day of _____, 2026.

_____
Jackie Espinosa, Chair

ATTEST:

_____
Tameara Crespo, CMC, City Clerk

THREE PARTY ESCROW AGREEMENT

THIS AGREEMENT is made and entered into by and between the State of Florida, Department of Transportation ("FDOT"), City of Kissimmee/Vine Street Community Redevelopment Agency (“Participant”), and the State of Florida, Department of Financial Services, Division of Treasury (“Escrow Agent”), and shall become effective upon the Agreement’s execution by Escrow Agent.

WHEREAS, FDOT and Participant are engaged in the following project (“Project”):

Project Name: US-192/East Bronson Highway/13 Street/Vine Street (from Main Street to Aeronautical Drive)
Project #: 450778-1-52-03
County: Osceola

WHEREAS, FDOT and Participant desire to establish an escrow account for the project.

NOW THEREFORE, in consideration of the premises and the covenants contained herein, the parties agree to the following:

1. An initial deposit will be made into an interest bearing escrow account established hereunder for the purposes of the Project. The escrow account will be opened with the Escrow Agent on behalf of FDOT upon Escrow Agent’s receipt and execution of this Agreement.

2. Other deposits to the escrow account may be made during the life of this agreement.

3. Deposits will be delivered in accordance with instructions provided by the Escrow Agent to the FDOT for deposit into the escrow account. A wire transfer or ACH deposit is the preferred method of payment and should be used whenever possible.

4. FDOT's Comptroller or designee shall be the sole signatory on the escrow account with the Escrow Agent and shall have sole authority to authorize withdrawals from the account. Withdrawals will only be made to FDOT or the Participant in accordance with the instructions provided to the Escrow Agent by FDOT’s Comptroller or designee.

5. Moneys in the escrow account will be invested in accordance with section 17.61, Florida Statutes. The Escrow Agent will invest the moneys expeditiously. Income is only earned on the moneys while invested. There is no guaranteed rate of return. Investments in the escrow account will be assessed a fee in accordance with Section 17.61(4)(b), Florida Statutes. All income of the investments shall accrue to the escrow account.

6. Unless instructed otherwise by FDOT, all interest accumulated in the escrow account shall remain in the account for the purposes of the Project.

7. The Escrow Agent agrees to provide written confirmation of receipt of funds to FDOT. FDOT agrees to provide a copy of such written confirmation to Participant upon request.

8. The Escrow Agent further agrees to provide quarterly reports to FDOT concerning the escrow account. FDOT agrees to provide a copy of such quarterly reports to Participant upon request.

9. The Escrow Agent shall not be liable for any error of judgment or for any act done or omitted by it in good faith, or for anything which it may in good faith do or refrain from doing in connection herewith.

10. Escrow Agent shall have no liability for any claim, cost, expense, damage or loss due to the acts or omissions of FDOT and Participant, nor from any separate agreements between FDOT and Participant and shall have no responsibility to monitor or enforce any responsibilities herein or in any separate agreements associated with this Agreement between FDOT and Participant.

11. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.

12. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. This Agreement shall terminate upon disbursement by the Escrow Agent of all money held by it in the escrow account in accordance with the instructions given by FDOT's Comptroller or designee and notification from FDOT to Escrow Agent that the account is to be closed.

The remainder of this page is blank.

IN WITNESS WHEREOF, the parties have duly executed the Agreement on the date(s) below.

For FDOT-OOC (signature)	For PARTICIPANT (signature)
Name and Title	Name and Title
59-3024028 Federal Employer I.D. Number	59-6000348 Federal Employer I.D. Number
Date	Date

FDOT Legal Review:

For Escrow Agent (signature)

Name and Title

Date

ITEM 8.B
Presentation of the Annual Comprehensive Financial Report for the year ended September 30, 2025

Request

Acceptance of the Annual Comprehensive Financial Report for the year ended September 30, 2025.

Explanation

The Annual Comprehensive Financial Report for the year ended September 30, 2025 was issued in March for the City of Kissimmee. The City's external auditors, Purvis Gray & Company, LLP, have given the City an unmodified opinion which means the financial statements conform with generally accepted accounting principles and present fairly, in all material respects, the financial position of the City and the results of its operations.

Purvis Gray & Company, LLP, will be present to answer any questions the Commission may have about the audited financial statements or the required communication letter.

Recommendation

Accept the Annual Comprehensive Financial Report for the year ended September 30, 2025.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Finance
Presenter: Tavia Ritchie

Attachment(s):
1. 2025 kissimmee
2. 11368ACFR25 Final SAS114 City of Kissimmee

CITY OF KISSIMMEE

ANNUAL COMPREHENSIVE FINANCIAL REPORT

YEAR ENDED SEPTEMBER 30, 2025

CITY OF KISSIMMEE 1883

GROWTH, INVESTMENT AND SUSTAINABILITY

CITY OF KISSIMMEE, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Year Ended September 30, 2025

Prepared by Department of Finance

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CITY OF KISSIMMEE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
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Year Ended September 30, 2025

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The City of Kissimmee, Florida

City Officials

As of September 30, 2025

Elected Officials

Mayor/Commissioner……..	Jackie Espinosa
Commissioner/Vice Mayor…….	Angela Edy
Commissioner/Mayor Pro Tem……	Carlos Alvarez III
Commissioner……..	Janette Martinez
Commissioner……..	Noel Ortiz

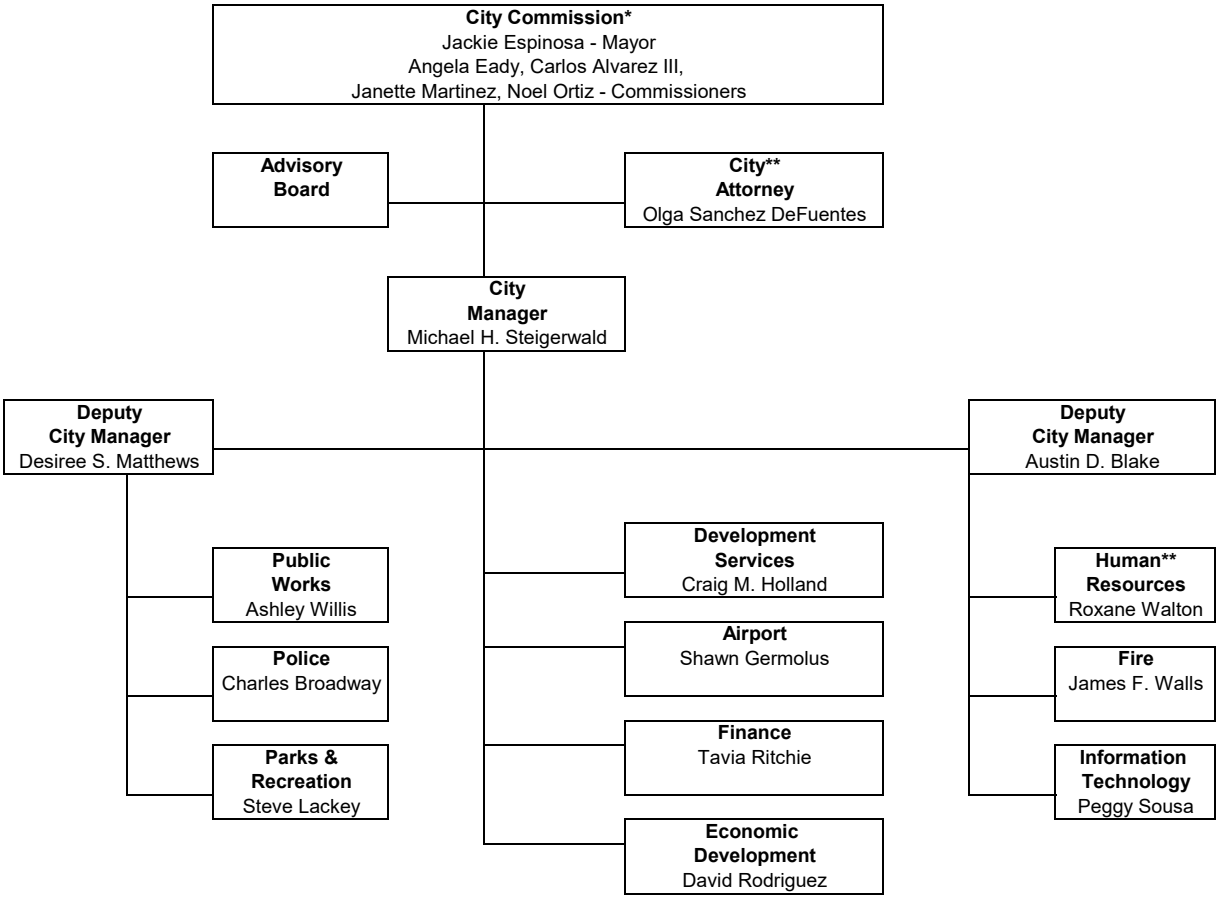
Financial Related Management

City Manager……	Michael H. Steigerwald
Deputy City Manager……..	Desiree S. Matthews
Deputy City Manager……..	Austin D. Blake
Finance Director……..	Shantavia L. Ritchie
Assistant Finance Director…….	Sandra N. Pereira

Other Departmental Officials

Airport Director……..……	Shaun Germolus
City Attorney…….	Olga Sanchez DeFuentes**
Development Services Director……..……	Craig M. Holland
Fire Chief……..	James F. Walls
Information Technology Director……..	Margaret R. Sousa
Parks & Recreation Director……..	Steven L. Lackey
Personnel & Risk Management Director……..	Roxane Walton**
Police Chief……..	Charles Broadway
Public Works & Engineering Director..…….	Ashley Willis

CITY OF KISSIMMEE
ORGANIZATION CHART



* The City Commission is composed of representatives elected by the citizens of the City of Kissimmee.

**Department Director for year ending 09/30/2025.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Kissimmee
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

March 27, 2026

Honorable Mayor, Members of the City Commission and
Citizens of the City of Kissimmee, Florida

Florida Statutes require that all general-purpose local governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP), and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby submit the annual comprehensive financial report of the City of Kissimmee, Florida for the fiscal year ended September 30, 2025.

This report consists of management's representations concerning the finances of the City of Kissimmee. 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, the management of the City of Kissimmee has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Kissimmee's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Kissimmee's 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 Kissimmee's financial statements have been audited by Purvis, Gray and Company, LLP, 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 Kissimmee for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amount 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 Kissimmee's financial statements for the fiscal year ended September 30, 2025, 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.

The independent audit of the financial statements of the City of Kissimmee was performed in conjunction with a federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP requires 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 MD&A and should be read in conjunction with it. The City of Kissimmee's MD&A can be found immediately following the report of the independent auditors.

THE CITY

The City of Kissimmee (the "City"), near the geographic center of Florida, is the county seat of Osceola County. Of Florida's 67 counties, Osceola is the State's sixth largest in geographical size, with a land area of 1,506 square miles. There are approximately 22.2 square miles within the corporate limits of the City. The 2020 U.S. Census reported 79,226 people living within the City. The current State population estimate for the City is 87,664.

The City has a commission/manager form of government, with a Mayor-Commissioner and four other Commissioners who are elected at large for four-year staggered terms. Elections are held on the Tuesday, nine (9) weeks prior to the State of Florida General Elections. The City employs a full-time manager who is the chief executive and administrative officer of the City.

The City provides a full range of municipal services, including police, fire, public works, community development and housing services, public improvements, planning, economic development, zoning, recreational services and general administrative services. The City also provides garbage and trash collection and operates a municipal airport, and stormwater utility.

ACCOUNTING SYSTEM, INTERNAL ACCOUNTING CONTROLS, AND BUDGETARY CONTROL

The City's accounting records for General, Special Revenue, Debt Service, and Capital Projects Funds are maintained on a modified accrual basis. Revenues are recognized when they become measurable and available, while expenditures are recorded at the time the related fund liabilities are incurred. Accounting records for Enterprise, Internal Service and Pension Trust Funds are maintained on a full accrual basis.

In designing and developing the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding:

1. The safeguarding of assets against loss from unauthorized use or disposition; and
2. The reliability of financial records for preparing financial statements and maintaining accountability for assets.

The concept of reasonable assurance recognizes that:

1. The cost of a control should not exceed the benefits likely to be derived; and
2. The evaluation of cost and benefits requires estimates and judgments by management.

All internal control evaluations occur within the above framework. We believe that the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The Director of Finance maintains budgetary control, in conformance with the City Charter and Florida Statutes, through constant review. Budgetary responsibility for the General, Special Revenue, Debt Service, Capital Projects and Enterprise Funds is established at the sub-object of expenditure level. The City Manager is authorized to approve transfers between non-salary sub-object line items within departments; however, transfers from salary line items, transfers between departments and changes in total budget appropriations for a fund must have prior approval of the City Commission. However, the City Manager can approve transfers of unused amounts in salary account line items to advertising, recruiting and/or professional service account line items. Interim financial reports are provided for internal use.

THE REPORTING ENTITY AND ITS SERVICES

The funds and entities related to the City, included in the Annual Comprehensive Financial Report, are controlled by or dependent on the City. Determination of "controlled by or dependent on" is based on criteria and disclosure requirements of Governmental Accounting Standards Board Statement Number *14 Defining the Reporting Entity*. The criteria deal with the selection of governing authority, designation of management, and ability to significantly influence operations and accountability for fiscal matters. Based on these criteria, the various funds shown in the Table of Contents are included in this report. This report, together with the accounting and budgeting systems, have been designed to conform to the standards set forth by the Governmental Accounting Standards Board and the American Institute of Certified Public Accountants. Fund structure has also been designed to comply with the legal requirements of the various revenue bond covenants and resolutions.

ECONOMIC CONDITION AND OUTLOOK

The City is primarily residential in character but also serves as a regional retail and commercial center. It derives a substantial portion of its economic activity from its proximity to Walt Disney World, its medical district which is the third largest in central Florida, its rapidly expanding airport and its position as the County seat.

The City's Medical District has seen over $150 million invested by HCA FL – Osceola Hospital and over $120 million by Advent Health – Kissimmee. Over $200 Million has been invested by Osceola County and local groups towards infrastructure at the NeoCity project site that will provide a state-of-the-art advanced manufacturing research and development center for the nano sensor industry. This 500-acre technology and research district currently contains The Center for NeoVation, a 90,000 square foot semiconductor facility, a 100,000 square foot Class A office facility and NeoCity Academy, a STEM focused public magnet high school engaged in project-based learning recognized as one of the top high schools in the country. The center is expected to have a positive impact on the State of Florida's economy and presents significant opportunities for Kissimmee's future.

There are more than 50 attractions easily accessible from the Kissimmee Resort area. In addition to Walt Disney World, located approximately 7 miles west of the City, some of the tourist attractions near the City include Sea World, Gatorland Zoo, Reptile World Serpentarium, Medieval Times, and Kennedy Space Center. Special events that take place in the City each year are the Silver Spurs Rodeo, RAM National Rodeo, the festival series at Lakefront Park, and the Mecum Auto Auction.

The City's comprehensive plan, including a five-year capital growth program, has been developed to establish goals, objectives and policies for effective and realistic growth management. This plan is reviewed annually and revised as necessary. Management is committed and prepared to implement proactive alternatives that will insure the City's economic viability. The City will continue to budget and manage all resources in the most cost-effective manner. The City will maintain strict due-diligence measures and aggressively seek out opportunities to reduce or maintain expenditures on operations to within budgetary limits in order to develop and maintain the community's infrastructure and to enhance City services.

LONG-TERM FINANCIAL PLANNING

The City prepares a rolling five-year capital budget each year. During this process, revenues and expenditures for key operating funds, such as General Fund, Local Option Sales Tax, Local Option Gas Tax, Stormwater, Sanitation and Airport funds, are analyzed to ensure the financial sustainability of each fund over the long term.

With regard to the General Fund and Enterprise Funds, the goal is to ensure that a minimum reserve of 20% will be maintained at the end of each five-year period. This exercise allows the City to plan for major capital expenditures. Therefore, during the fiscal year 2024-2025 capital budget process, various projects for continued road and road related improvements, technology improvements, drainage projects, airport enhancements, parks and park land projects, and various pieces of heavy equipment were planned. The total projected cost for capital improvements identified in the 2025-2029 capital improvement plan totaled $133,634,326.

MAJOR INITIATIVES

The City advanced several major initiatives focused on economic support, community investment, infrastructure improvements, and fiscal stability. Efforts included providing relief grants to local businesses, renovating the Chambers Park Community Center, and celebrating the launch of an EcoTour service at Kissimmee Lakefront Park to expand recreational opportunities. The City Hall addition adjacent to City Hall for the Building Division was completed. The City also made progress on affordable housing with renovations beginning at The Haven on Vine, while infrastructure and safety upgrades continued at Kissimmee Gateway Airport. Additional investments included a $4.9 million citywide milling and resurfacing project to improve road conditions and the grand opening of Lancaster Ranch Park featuring Green Meadows Petting Farm. These initiatives were achieved while maintaining the City's 17-year millage rate, demonstrating continued commitment to responsible financial management.

FUND BALANCE

The City has established a fund balance policy in accordance with GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions". The purpose of the fund balance policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances.

FIDUCIARY OPERATIONS

The City has fiduciary responsibility for the self-directed deferred compensation plan that allows employees to defer a portion of salary for future years. The City also has separate Pension Trust Funds for General Employees, Police Officers and Firefighters.

These Funds were created to account for the accumulation of resources to be used for the retirement annuities of all City employees. The City continues to contribute to these funds in accordance with City Commission established criteria that includes annual independent actuarial analyses.

STATUTORY REQUIREMENTS – INDEPENDENT AUDIT

Florida Statutes require the City's financial statements to be subjected to an annual examination by an independent Certified Public Accountant. Those provisions have been satisfied and the opinion of the independent accountant is included.

CERTIFICATE OF ACHIEVEMENT PROGRAM

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Kissimmee, Florida for its annual comprehensive financial report for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. The report 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 the City's current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGEMENTS

The presentation of this report could not have been accomplished without the efficient and dedicated service of the Finance Department. We would like to express our appreciation to all members of the department who assisted and contributed to its preparation. We would also like to thank the Commissioners for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

Mike Steigerwald
City Manager

Tavia Ritchie, CPA, CPFO, CGFO
Finance Director

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

Report on the Audit of the Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Kissimmee, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules for the General Fund and Major Special Revenue Funds, City Retirement Plan Schedules and Notes, and City Other Postemployment Benefits Plan Schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such

information is the responsibility of management and, 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.

Supplementary 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 accompanying combining and individual fund financial statements, related budgetary comparison schedules, and schedule of expenditures of federal awards and state projects, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Department of Financial Services, State Projects Compliance Supplement*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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, the combining and individual fund financial statements, related budgetary comparison schedules, and the schedule of expenditures of federal awards and state projects are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2026, on our consideration of the City's internal control over financial reporting and on 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 effectiveness of the City's 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.

Purvis Gray

March 27, 2026
Ocala, Florida

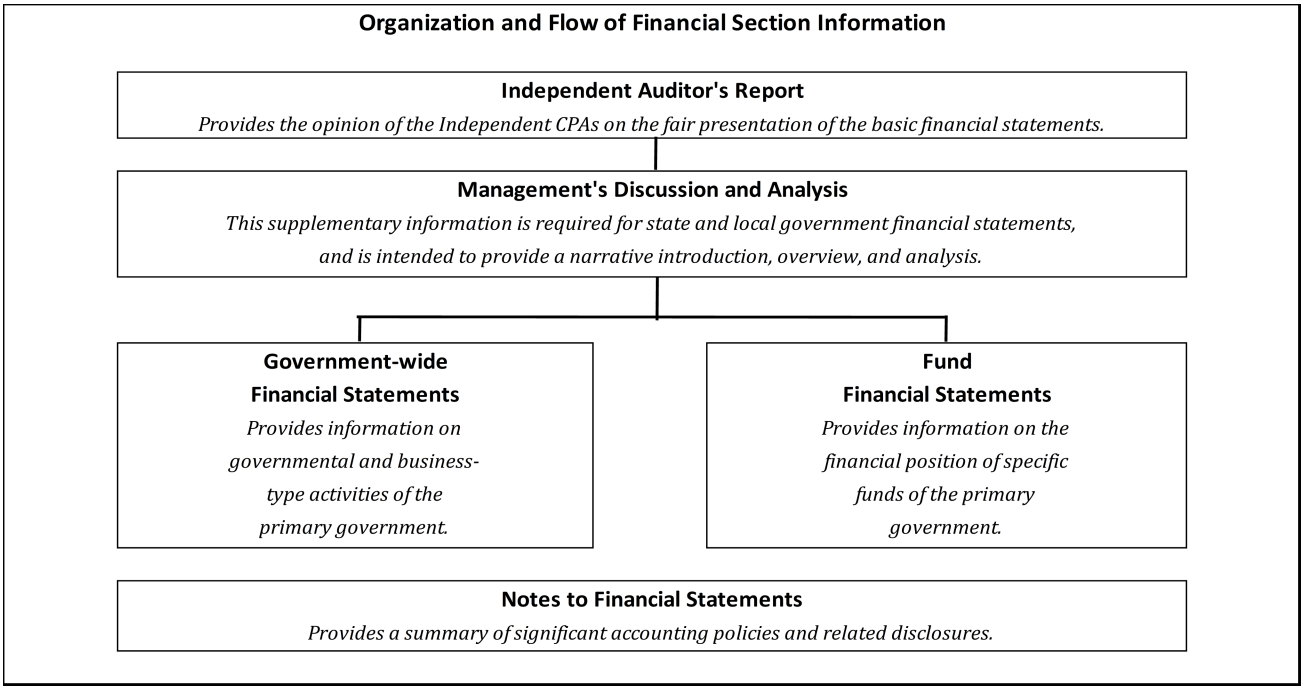
The City of Kissimmee, Florida's (the "City") Management's Discussion and Analysis (the "MD&A") presents an overview of the City's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the letter of transmittal in the introductory section, and the City's financial statements following the MD&A.

Financial Highlights

- The assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at the close of fiscal year 2025 by $379,726 (net position).
- The City's net position increased by $30,063 from current year activities, of which governmental activities contributed $18,301 of this increase.
- The fund balance for governmental funds increased by $59,223 from the prior year. The majority of this increase resulted from the 2024A & B Bonds issued during the year that remained mostly unspent at yearend.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise 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*, which consist of the following two statements, are designed to provide readers with a broad overview of the City'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, deferred outflows of resources, liabilities, and deferred inflows 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. Additionally, nonfinancial factors, such as a change in the City's property tax base or the condition of City facilities and infrastructure, should be considered to assess the overall financial health of the City.

The *statement of activities* presents information showing how the government's net position changed during fiscal year 2025. 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 but earned revenue and unused vacation leave).

Both of these financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, transportation, economic environment, and culture/recreation. The business-type activities of the City include sanitation services, storm water services, and the operation of an airport. The government-wide financial statements can be found immediately following the MD&A.

The government-wide financial statements include not only the City itself (known as the primary government) but also legally separate entities known as component units. Component units, which are other governmental units over which the City Commission can exercise influence and/or may be obligated to provide financial subsidy, are presented within governmental activities in the government-wide financial statements, and as individual special revenue funds in the fund financial statements. The City's component units (the Community Redevelopment Agencies) are nonmajor special revenue funds and one capital project fund of the City.

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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

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 maintains several individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, State Grants, Local Option Sales Tax, and 2024A & B Bonds Debt Service Fund which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation noted as Nonmajor Governmental Funds. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* in the other supplemental information section of this report. The City adopts an annual appropriated budget for its general fund, most capital projects funds, most debt service funds, and most special revenue funds. Budgetary comparison schedules have been provided for these funds to demonstrate budgetary compliance.

Proprietary Funds

The City maintains two different types of proprietary funds. The *enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for the fiscal activities relating to stormwater, sanitation, and airport operations. The *internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its risk management programs and to allocate costs from central services (such as information technology, warehouse, garage, and building maintenance). Because these activities predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Stormwater Utility Fund, the Airport Fund and the Sanitation Fund, which are considered to be major funds of the City, and the aggregate of the internal service funds.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is similar to proprietary funds. The City has three pension trust funds to account for the general employees' pension plan, the police officers' pension plan, and the firefighters' pension plan.

Notes to the financial statements and Other Information

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. In addition to the basic financial statements and accompanying notes, *required supplementary information* is included which presents budgetary comparison schedules for the City's General Fund, State Grants and Local Option Sales Tax; schedule of total OPEB liability and related ratios for the City's Other Postemployment Benefits Plan; and required pension schedules for the City's three pension plans. Required supplementary information can be found following the notes to the financial statements.

The other supplementary information section of this report includes the combining statements referred to earlier in connection with nonmajor governmental funds. Combining statements for internal service funds are also presented in this section. Combining and individual fund budgetary comparison schedules for nonmajor funds can be found after the required supplementary information.

Government-wide Financial Analysis

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, assets and deferred outflows exceeded liabilities and deferred inflows by $379,726 at the close of the fiscal year ended September 30, 2025. At the end of fiscal year 2025, the City is able to report positive balances in all categories of net position for its governmental and business-type activities.

The largest portion of the City's net position of $290,264 reflects its net investment in capital assets (land, buildings, infrastructure and equipment less any related outstanding debt used to acquire those assets). The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's net investment in 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. The City has restricted net position of $77,780 for construction projects, public safety programs, supplementary care, and other purposes. The remaining balance is unrestricted net position of $11,682.

City of Kissimmee, Florida
Net Position
(In Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and Other Assets	$ 231,810	$ 165,160	$ 22,526	$ 19,941	$ 254,336	$ 185,101
Capital Assets (Net)	319,112	282,788	66,453	54,323	385,565	337,111
Total Assets	550,922	447,948	88,979	74,264	639,901	522,212
Deferred Outflows	13,464	10,594	389	408	13,853	11,002
Current and Other Liabilities	21,899	15,895	3,508	611	25,407	16,506
Long-term Liabilities	220,808	137,777	3,604	3,572	224,412	141,349
Total Liabilities	242,707	153,672	7,112	4,183	249,819	157,855
Deferred Inflows	18,470	15,763	5,738	5,389	24,208	21,152
Net Position:						
Net Investment in Capital Assets	224,636	203,537	65,628	54,168	290,264	257,705
Restricted	77,780	81,497	-	-	77,780	81,497
Unrestricted	793	4,073	10,889	10,932	11,682	15,005
Total Net Position	$ 303,209	$ 289,107	$ 76,517	$ 65,100	$ 379,726	$ 354,207

There was a net increase of $30,063 in the City's net position over fiscal year 2024. There was a net increase of $18,301 in net position reported in connection with the City's governmental activities and a $11,762 increase in business-type activities. Reasons for these changes are presented in the following pages for governmental and business-type activities.

Capital assets increased by $48,454 from the prior year due to park improvements, transportation projects and airport improvements. Long term liabilities increased by $83,063 from the prior year, including an increase of $83,031 in connection with governmental actvities from the issuance of the 2024A & B Bonds for $77,461. Additionally, long term liabilities were restated due to the effects of implementing GASB Statement No. 101, *Compensated Absences*. .

City of Kissimmee, Florida
Change in Net Position
(In Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
REVENUES						
Program Revenues:						
Charges for Services	$ 51,309	$ 48,726	$ 17,464	$ 16,413	$ 68,773	$ 65,139
Operating Grants and Contributions	5,416	3,619	34	63	5,450	3,682
Capital Grants and Contributions	10,469	3,321	10,730	1,054	21,199	4,375
General Revenues:						
Property Taxes	28,210	25,279	-	-	28,210	25,279
Other Taxes	37,725	36,383	-	-	37,725	36,383
Other	46,846	54,813	995	785	47,841	55,598
Total Revenues	179,975	172,141	29,223	18,315	209,198	190,456
EXPENSES						
General Government	59,366	43,721	-	-	59,366	43,721
Public Safety	69,274	58,796	-	-	69,274	58,796
Transportation	13,249	35,173	-	-	13,249	35,173
Economic Environment	3,344	1,803	-	-	3,344	1,803
Culture/Recreation	11,080	10,633	-	-	11,080	10,633
Interest on Long-term Debt	6,769	2,977	-	-	6,769	2,977
Stormwater	-	-	5,845	6,008	5,845	6,008
Airport	-	-	3,238	2,838	3,238	2,838
Sanitation	-	-	6,970	6,658	6,970	6,658
Total Expenses	163,082	153,103	16,053	15,504	179,135	168,607
Excess Before Transfers	16,893	19,038	13,170	2,811	30,063	21,849
Transfers	1,408	956	(1,408)	(956)	-	-
Change in Net Position	18,301	19,994	11,762	1,855	30,063	21,849
Net Position - Beginning, Orig Reported	289,107	269,113	65,100	63,245	354,207	332,358
Restatement	(4,199)	-	(345)	-	(4,544)	-
Net Position - Beginning, As Restated	284,908	269,113	64,755	63,245	349,663	332,358
Net Position - Ending	$ 303,209	$ 289,107	$ 76,517	$ 65,100	$ 379,726	$ 354,207

Governmental activities

Governmental activities accounted for an increase of $18,301 from the prior year net position. Charges for services increased by $2,583 from increased use of City services by citizens and businesses of City facilities. Capital grants and contributions increased by $7,148 due to several large grant-funded transportation improvement projects in the year.

Total governmental activities expenses increased by $9,979 from the prior year. The majority of this increase resulted from the effects of change in the net pension liability.

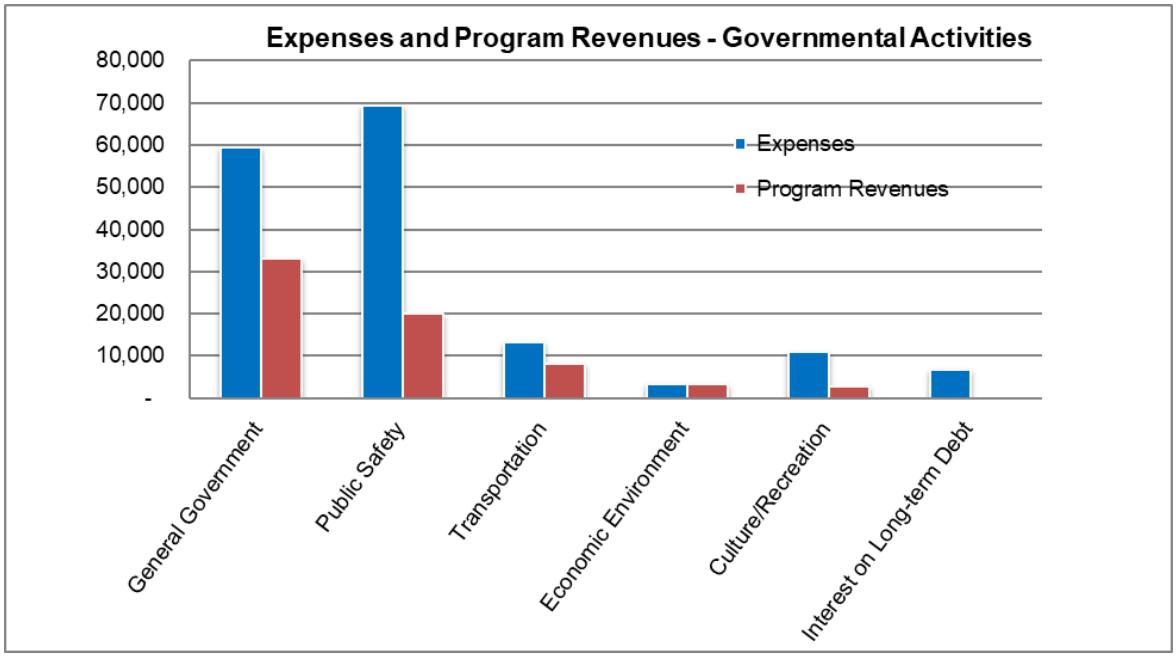
The following tables and graphs show the results of governmental activities for fiscal year ended 2025.

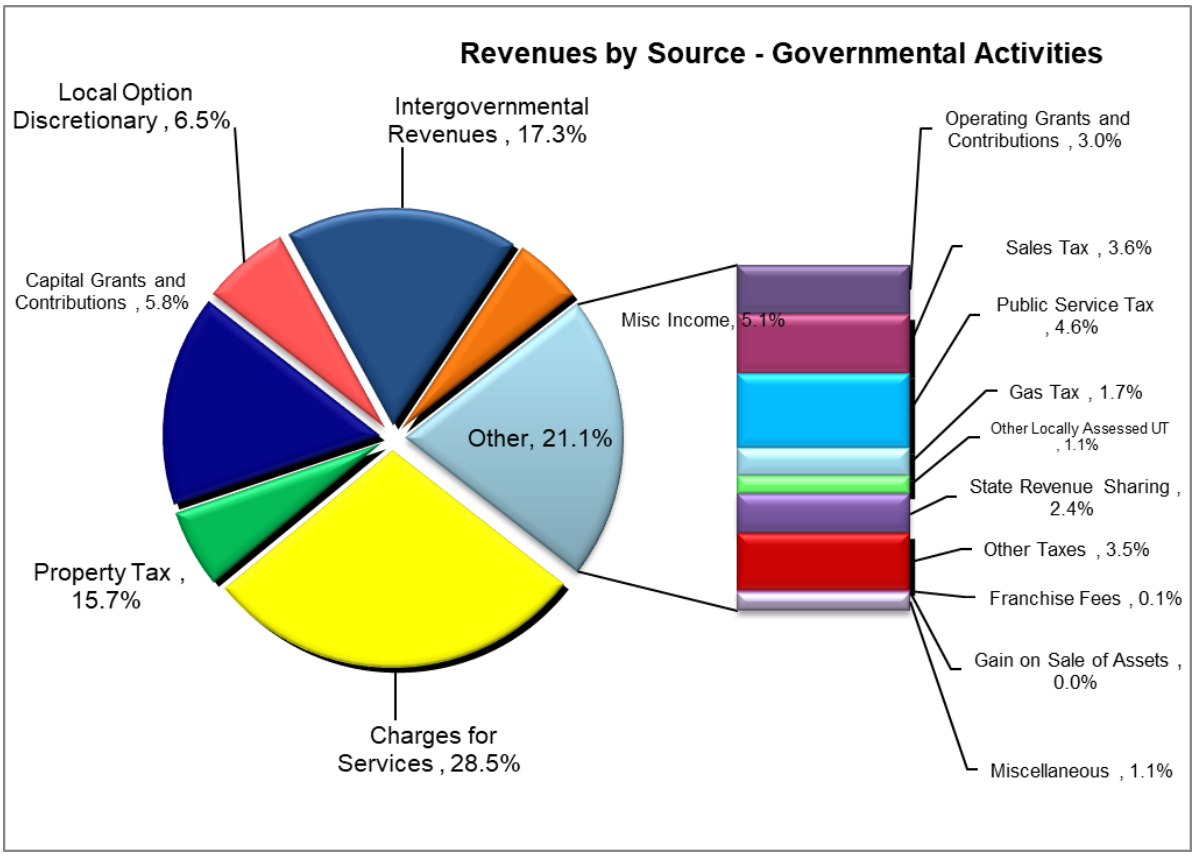
Expenses and Program Revenues – Governmental Activities
(In Thousands)

	Expenses				Net Cost of Services		
	2025	% of Total	2024	% Change	2025	2024	% Change
Functions/Programs							
General Government	$ 59,366	36 %	$ 43,721	36 %	$ (26,316)	$ (9,341)	182 %
Public Safety	69,274	42 %	58,796	18 %	(49,354)	(43,883)	12 %
Transportation	13,249	8 %	35,173	(62) %	(4,987)	(32,784)	(85) %
Economic Environment	3,344	2 %	1,803	85 %	(153)	-	100 %
Culture/Recreation	11,080	7 %	10,633	4 %	(8,309)	(8,452)	(2) %
Interest on Long-term Debt	6,769	4 %	2,977	127 %	(6,769)	(2,977)	127 %
	$ 163,082	100 %	$ 153,103		$ (95,888)	$ (97,437)	

Revenue by Source – Governmental Activities
(In Thousands)

Description	2025	% of Total	2024	% Change
Program Revenues				
Charges for services	$ 51,309	27 %	$ 48,726	5 %
Operating grants and contributions	5,416	3 %	3,619	50 %
Capital grants and contributions	10,469	6 %	3,321	215 %
General Revenues				
Property tax	28,210	16 %	25,279	12 %
Sales tax	6,501	4 %	6,646	(2)%
Public service tax	8,194	5 %	8,008	2 %
Gas tax	3,097	2 %	3,095	- %
Local option discretionary tax	11,628	6 %	11,481	1 %
Other locally assessed utility tax	2,000	1 %	1,924	4 %
Other taxes	6,305	3 %	5,229	21 %
State revenue sharing	4,326	2 %	4,296	1 %
Unrestricted intergovernmental revenues	31,161	17 %	31,732	(2)%
Franchise fees	214	0 %	220	(3)%
Investment income (loss)	9,087	5 %	6,888	32 %
Gain on sale of capital assets	-	0 %	9,635	(100)%
Miscellaneous	2,058	1 %	2,042	1 %
Transfers	1,408	1 %	956	47 %
	$ 181,383	100 %	$ 173,097	


Expenses and Program Revenues - Governmental Activities
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
-
Expenses
Program Revenues
General Government
Public Safety
Transportation
Economic Environment
Culture/Recreation
Interest on Long-term Debt


Revenues by Source - Governmental Activities
Local Option Discretionary , 6.5%
Intergovernmental Revenues , 17.3%
Operating Grants and Contributions , 3.0%
Capital Grants and Contributions , 5.8%
Misc Income, 5.1%
Sales Tax , 3.6%
Public Service Tax , 4.6%
Gas Tax , 1.7%
Other Locally Assessed UT , 1.1%
Other, 21.1%
State Revenue Sharing , 2.4%
Other Taxes , 3.5%
Property Tax , 15.7%
Franchise Fees , 0.1%
Gain on Sale of Assets , 0.0%
Charges for Services , 28.5%
Miscellaneous , 1.1%

Business-type activities

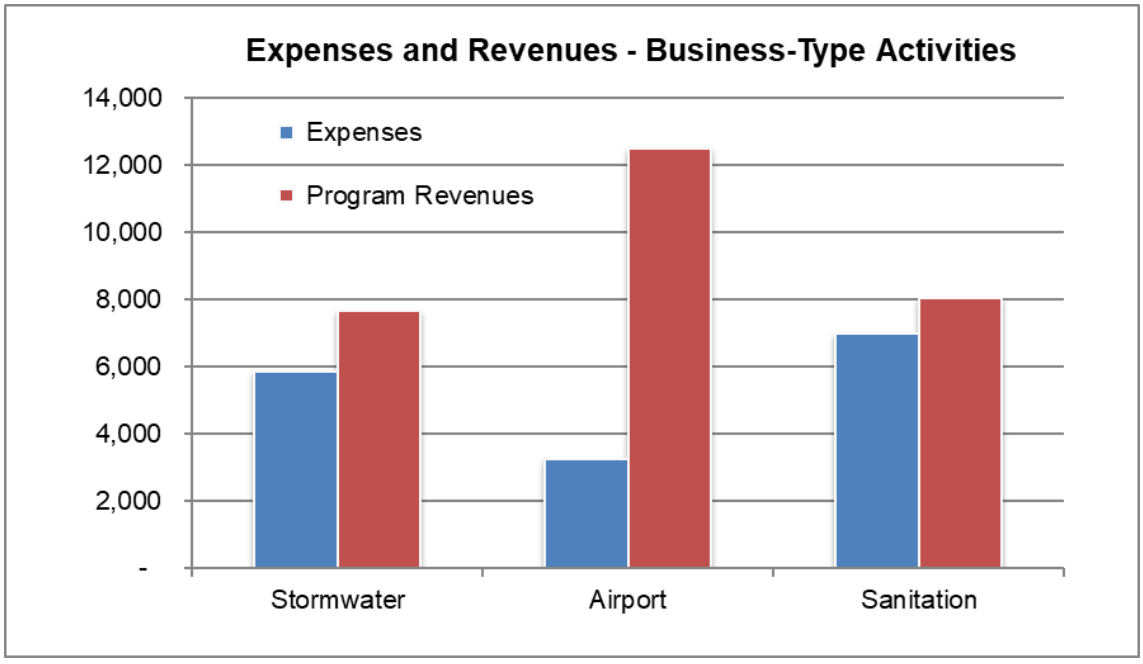
Business-type activities increased the City's net position by $11,762, in line with the increase in the prior year. The Stormwater, Airport, and Sanitation expenses remained relatively unchanged from the prior year from operating strategies to provide cost effective services to users during the year. Additional information on the results of individual business-type activity funds is discussed in a different section.

Expenses and Program Revenues – Business-type Activities
(In Thousands)

	Expenses			Net Increase (Decrease) in Net Position		
	2025	2024	% Change	2025	2024	% Change
Functions/Programs						
Stormwater	$ 5,845	$ 6,008	(3) %	$ 1,837	$ 1,214	51 %
Airport	3,238	2,838	14 %	9,268	(445)	(2,183) %
Sanitation	6,970	6,658	5 %	1,070	1,257	(15) %
	$ 16,053	$ 15,504		$ 12,175	$ 2,026	

Revenues by Source – Business-type Activities
(In Thousands)

	2025	% of Total	2024	% Change
Charges for services	$ 17,464	60 %	$ 16,413	6 %
Operating grants and contributions	34	- %	63	(46) %
Capital grants and contributions	10,730	37 %	1,054	918 %
Investment income	604	2 %	611	(1) %
Miscellaneous	165	1 %	73	126 %
Gain on sale of capital assets	226	1 %	101	124 %
	$ 29,223	100 %	$ 18,315	



Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal 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'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.

As of the end of fiscal year 2025, the City's governmental funds reported combined ending fund balances of $197,372, an increase of $59,223 in comparison with the prior year. This increase was largely the result of the issuance of the 2024A & B Bonds as well as increased tax revenues. Components of fund balance are comprised of nonspendable, restricted, committed, assigned, and unassigned. The components of committed, assigned and unassigned are considered spendable unrestricted fund balance. The total spendable unrestricted fund balance of governmental funds in fiscal year 2025 was $51,374 compared to $43,123 for fiscal year 2024, an increase of $8,251 for all governmental funds. The main cause of this increase was more spending of restricted funds during the year keeping the unrestricted funds available for future projects.

The City has four major governmental funds - the General Fund, State Grants fund, Local Option Sales Tax fund and 2024A & B Bonds Debt Service fund. More detailed information regarding these major funds is provided in the following section.

Major Funds - Governmental

General Fund

The General Fund is the chief operating fund of the City. At the end of fiscal year 2025, the spendable unrestricted fund balance (committed for road improvements $7,400, assigned for budgetary carryforward $12,527 and unassigned fund balance $40,124) of the General Fund totaled $60,051 compared to $54,348 in fiscal year 2024, an increase of $5,703. As a measure of the General Fund's liquidity, it may be useful to compare the spendable unrestricted fund balance of $60,051 to the total fund's expenditures of $107,783. This represents 48.8% of total expenditures compared to 47.2% in the prior fiscal year. Thus, the City was able to maintain its liquidity available to meet upcoming expenditures. The fund balance in the General Fund increased by $5,411 during the current fiscal year. Taxes increased by $3,117 mainly from property taxes as property values continue to increase each year. Expenditures increased from the prior year by $14,665 as serval large improvement projects were underway during the year.

State Grants

The State Grants total fund balance decreased by $3,368. This decrease was mostly attributed to spending on the Lancaster Ranch project from available fund balance. The remaining project expenditures in this fund are offset equally by state funded grant programs.

Local Option Sales Tax

The Local Option Sales Tax total fund balance was decreased by $(4,561). Current year tax revenues were in line with the prior year. Expenditures for capital improvement projects were $3,557 greater than the prior year as several improvement projects are in their construction phase.

2024A & B Bonds Debt Service Fund

The 2024A & B Bonds Debt Service Fund total fund balance was $61,811 at yearend due to issuance of the 2024 A & B Bonds during the year. The bonds were issued to fund several projects in the City.

Major funds - Enterprise

The City's enterprise funds provide the same type of information found in the government-wide financial statements, but in more detail. The City has three major enterprise funds – the Stormwater Fund, the Airport Fund, and the Sanitation Fund. Unrestricted net position in the Stormwater Fund increased by $546, in the Airport Fund increased by $672, and in the Sanitation Fund decreased by $1,261 over the prior year. All three funds experienced minimal increases in operating revenues for continued use of services.

Stormwater Fund

The Stormwater Fund had an increase in net position of $1,881. The minimal increase of $1,881 shows the fund is operating effectively on current rates. Operating expenses were consistent with the prior year.

Airport Fund

The Airport Fund had an increase in net position of $9,656. The Airport benefited from capital contributions for current improvements of $10,730; and the minimal increase in operating expenses over the prior year was offset by a minimal revenue increase for almost the same amount.

Sanitation Fund

The Sanitation Fund had a minimal increase in net position of $225 from the prior year. Operating revenues were greater than operating expenses by $1,071 in the current year, confirming that the City's rates are sufficient to cover operational costs of the sanitation system.

General Fund Budgetary Highlights

The General Fund's original budget was amended to increase expenditures by $22,342 (not including transfers out). The changes for expenditures within functions are summarized in the table below. Adjustments were made for additional grant-funded improvement projects and personnel changes during the course of the year.

	Original Budget	Final Budget	Change
General Government	$ 21,234	$ 40,453	$ 19,219
Public Safety	58,992	60,385	1,393
Transportation	7,813	9,041	1,228
Culture/Recreation	11,123	11,704	581
Non-departmental	40,480	40,401	(79)
	$ 139,642	$ 161,984	$ 22,342

The General Fund under-spent the final budget by $53,107 during fiscal year 2025. All departments spent less than their final budget (from reduced personnel costs and delayed capital purchases) during the year while trying to provide the same levels of service to the City's citizens. The largest reduction resulted as the non-departmental budget included reserves for operating and capital that were not spent in the current year. The general government and public safety functions experienced the greatest reductions from the final budget totals primarily in personnel costs. The changes within functions are summarized in the table presented here.

	Actual Expenditures	Final Budget	Difference
General Government	$ 25,682	$ 40,453	$ 14,771
Public Safety	60,711	60,385	(326)
Transportation	6,306	9,041	2,735
Culture/Recreation	10,296	11,704	1,408
Non-departmental	4,829	40,401	35,572
Transfers Out	4,069	3,016	(1,053)
	$ 111,893	$ 165,000	$ 53,107

Capital Assets and Long-term Debt

Capital Assets

The City's capital assets for its governmental and business-type activities as of September 30, 2025 amounts to $385,565 (net of accumulated depreciation). These capital assets include land, software, right to use intangible assets, parking capacity, buildings, improvements other than buildings, equipment, vehicles, infrastructure, and construction in progress. The total increase in the City's capital assets for the current fiscal year was $48,454. Governmental activities increased capital assets by $36,324 and business-type activities decreased by $12,130.

Within governmental activities, the largest increases from the beginning balances were in land for $18,141, buildings for $10,631, and improvements other than buildings for $10,081. These were primarily attributed to transportation projects and the purchase of the K-Mart property on Vine Street. Additionally, depreciation expense remained in line with the prior year.

The capital assets of business-type activities increased by $12,130 attributed to several large projects at the Airport in the current year. Depreciation expense remained consistent with the prior year.

City of Kissimmee, Florida
Capital Assets (Net)
(In Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 65,735	$ 47,594	$ 1,892	$ 1,892	$ 67,627	$ 49,486
Intangibles	28,951	24,033	469	468	29,420	24,501
Buildings	59,955	49,324	12,076	12,076	72,031	61,400
Improvements Other than Buildings	269,091	259,010	60,731	57,532	329,822	316,542
Equipment	50,037	47,944	17,883	15,126	67,920	63,070
Construction in Progress	23,325	21,512	13,953	4,314	37,278	25,826
	497,094	449,417	107,004	91,408	604,098	540,825
Less: Accumulated Depreciation	(177,982)	(166,629)	(40,551)	(37,085)	(218,533)	(203,714)
Capital Assets, net	$ 319,112	$ 282,788	$ 66,453	$ 54,323	$ 385,565	$ 337,111

Additional information on the City's capital assets, including major construction commitments, can be found in Note 5 of this report.

Long-term Debt

At the end of fiscal year 2025, governmental activities had total debt outstanding of $157,218. This is an increase of $78,044 from the prior year due to issuance of revenue bonds, a financed purchase, and additional leases and SBITAs entered into during the fiscal year. Notes from direct borrowings and direct placements and revenue bonds account for the majority of the City's overall outstanding debt. Notes from direct borrowing decreased by $(2,475) and revenue bonds increased by $75,685 due to debt issuance.

City of Kissimmee, Florida
Outstanding Long-term Debt
(In Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Notes from Direct Borrowings and Placements	$ 8,465	$ 10,940	$ -	$ -	$ 8,465	$ 10,940
Revenue Bonds	137,663	61,978	-	-	137,663	61,978
Financed Purchases, SBITAs Payable, Leases Payable	11,090	6,256	79	108	11,169	6,364
	$ 157,218	$ 79,174	$ 79	$ 108	$ 157,297	$ 79,282

Additional information on the City's debt, including the current year issuance and any major changes to the City's credit ratings, can be found in Note 7 of this report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for the City at September 30, 2025 was 3.9%, which is an increase of .3% from the 3.6% unemployment rate from the prior year.
- Population increased by 3,487 to 84,756 compared to 81,269 in the prior fiscal year.
- The ad valorem tax rate for the General Fund stayed constant at 4.6253 for the 2026 approved fiscal year budget.

Requests for Information

This financial report is designed to present users with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact the City's Finance Department, 101 Church Street, Kissimmee, Florida 34741.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF NET POSITION
September 30, 2025
(In Thousands)

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Cash Equivalents	$ 128,117	$ 13,921	$ 142,038
Restricted Cash and Investments	77,780	-	77,780
Receivables (net)	7,942	1,357	9,299
Due from Other Governments	13,008	3,148	16,156
Due from KUA	2,262	-	2,262
Internal balances	416	(416)	-
Due from TWA	1,472	52	1,524
Inventories	137	-	137
Lease Receivable	487	4,464	4,951
Prepaid Items	189	-	189
Capital Assets:			
Capital Assets not Being Depreciated	89,060	15,845	104,905
Capital Assets - Depreciated and Amortized (Net)	230,052	50,608	280,660
Total Capital Assets	319,112	66,453	385,565
Total Assets	550,922	88,979	639,901
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Outflows Related to OPEB	1,343	108	1,451
Deferred Outflows Related to Pensions	12,121	281	12,402
Total Deferred Outflows of Resources	13,464	389	13,853
LIABILITIES			
Accounts Payable	8,360	2,686	11,046
Contracts Payable	402	746	1,148
Accrued Liabilities	7,411	52	7,463
Due to Other Governments	203	-	203
Unearned Revenue	5,417	24	5,441
Deposits	106	-	106
Long-term Liabilities:			
Due Within One Year	10,053	174	10,227
Due in More Than One Year	210,755	3,430	214,185
Total Liabilities	242,707	7,112	249,819
DEFERRED INFLOWS OF RESOURCES			
Deferred Inflows Related to OPEB	2,463	204	2,667
Deferred Inflows Related to Pensions	15,560	1,079	16,639
Deferred Inflows Related to Leases	447	4,455	4,902
Total Deferred Inflows of Resources	18,470	5,738	24,208
NET POSITION			
Net Investment in Capital Assets	224,636	65,628	290,264
Restricted:			
Supplementary Care - Nonexpendable	1,627	-	1,627
Construction Projects	45,153	-	45,153
Public Safety	2,749	-	2,749
Building Safety	4,070	-	4,070
Recreation Projects	3,924	-	3,924
Community Redevelopment	18,582	-	18,582
Other Purposes	1,675	-	1,675
Unrestricted	793	10,889	11,682
Total Net Position	$ 303,209	$ 76,517	$ 379,726

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025
(In Thousands)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental Activities:							
General Government	$ 59,366	$ 30,867	$ 2,178	$ 5	$ (26,316)	$ -	$ (26,316)
Public Safety	69,274	18,698	679	543	(49,354)	-	(49,354)
Transportation	13,249	407	-	7,855	(4,987)	-	(4,987)
Economic Environment	3,344	-	2,452	739	(153)	-	(153)
Culture/Recreation	11,080	1,337	107	1,327	(8,309)	-	(8,309)
Interest on Long-term Debt	6,769	-	-	-	(6,769)	-	(6,769)
Total Governmental Activities	163,082	51,309	5,416	10,469	(95,888)	-	(95,888)
Business-Type Activities:							
Stormwater	5,845	7,682	-	-	-	1,837	1,837
Airport	3,238	1,742	34	10,730	-	9,268	9,268
Sanitation	6,970	8,040	-	-	-	1,070	1,070
Total Business-Type Activities	16,053	17,464	34	10,730	-	12,175	12,175
Total	$ 179,135	$ 68,773	$ 5,450	$ 21,199	(95,888)	12,175	(83,713)
General revenues:							
Property Tax					28,210	-	28,210
Sales Tax					6,501	-	6,501
Public Service Tax					8,194	-	8,194
Gas Tax					3,097	-	3,097
Other Locally Assessed Utility Tax					2,000	-	2,000
Other Taxes					6,305	-	6,305
Local Option Discretionary Tax					11,628	-	11,628
State Revenue Sharing					4,326	-	4,326
Unrestricted Intergovernmental Revenues					31,161	-	31,161
Franchise Fees					214	-	214
Investment Income (Loss)					9,087	604	9,691
Gain on Sale of Capital Assets					-	226	226
Miscellaneous					2,058	165	2,223
Transfers					1,408	(1,408)	-
Total General Revenues and Transfers					114,189	(413)	113,776
Change in Net Position					18,301	11,762	30,063
Net Position - Beginning, Originally Reported					289,107	65,100	354,207
Restatement					(4,199)	(345)	(4,544)
Net Position - Beginning, as Restated					284,908	64,755	349,663
Net Position - Ending					$ 303,209	$ 76,517	$ 379,726

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
BALANCE SHEET - GOVERNMENTAL FUNDS
September 30, 2025
(In Thousands)

	General	State Grants	Local Option Sales Tax	Series 2024A & B Bonds Debt Service	Nonmajor Governmental Funds
ASSETS					
Cash and Cash Equivalents	$ 56,348	$ 28	$ 16,406	$ 63,721	$ 57,847
Restricted Cash and Investments	36	-	-	-	5,355
Accounts Receivable (net)	4,921	-	-	-	2,937
Special Assessments Receivable (net)	17	-	-	-	-
Due from KUA	2,263	-	-	-	-
Due from TWA	31	-	-	-	-
Due from Other Funds	3,444	-	-	-	-
Due from Other Governments	5,744	3,579	1,912	-	938
Prepaid Items	68	121	-	-	-
Inventories	96	-	-	-	-
Leases Receivable	368	-	-	-	-
Advance to Other Funds	-	-	-	-	1,896
Total Assets	$ 73,336	$ 3,728	$ 18,318	$ 63,721	$ 68,973
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilties:					
Accounts Payable	$ 4,594	$ 1,392	$ 378	$ -	$ 1,047
Contracts Payable	-	358	6	-	10
Accrued Liabilities	299	-	-	1,910	5,202
Due to Other Funds	-	1,337	-	-	1,691
Due to Other Governments	172	-	-	-	31
Advance from Other Funds	-	-	1,896	-	-
Deposits Payable	106	-	-	-	-
Advanced Grants	4,269	-	-	-	1,148
Total Liabilities	9,440	3,087	2,280	1,910	9,129
Deferred Inflows of Resources:					
Deferred Inflows - Leases	351	-	-	-	-
Unavailable Earned Revenues	2,559	1,464	-	-	484
Total Deferred Inflows of Resources	2,910	1,464	-	-	484
Fund Balances (Deficits):					
Nonspendable Prepaids and Inventories	164	121	-	-	-
Nonspendable Advances	-	-	-	-	1,896
Nonspendable Supplementary Care	-	-	-	-	1,627
Restricted for Transportation Projects	-	-	-	-	23,918
Restricted for Public Safety Projects	745	-	-	-	600
Restricted for Development Services	-	-	-	-	4,070
Restricted for Economic Development	-	-	-	-	18,576
Restricted for Recreation Projects	-	-	-	-	3,924
Restricted for Construction Projects	-	-	-	-	5,082
Restricted for Other Capital Improvements	26	-	16,038	61,811	-
Committed for Transportation Projects	7,400	-	-	-	-
Assigned for Budgetary Carryforward	12,527	-	-	-	-
Assigned for Debt Service	-	-	-	-	50
Unassigned (Deficits)					
General Fund	40,124	-	-	-	-
Special Revenue Funds	-	(944)	-	-	(383)
Total Fund Balances (Deficits)	60,986	(823)	16,038	61,811	59,360
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	$ 73,336	$ 3,728	$ 18,318	$ 63,721	$ 68,973

The notes to the financial statements are an integral part of the financial statements.

Total Governmental Funds
$ 194,350
5,391
7,858
17
2,263
31
3,444
12,173
189
96
368
1,896
$ 228,076
$ 7,411
374
7,411
3,028
203
1,896
106
5,417
25,846
351
4,507
4,858
285
1,896
1,627
23,918
1,345
4,070
18,576
3,924
5,082
77,875
7,400
12,527
50
40,124
(1,327)
197,372
$ 228,076

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CITY OF KISSIMMEE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
as of September 30, 2025
(In Thousands)

Total fund balances of governmental funds			$ 197,372
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is $485,603, the accumulated depreciation and amortization is $171,708. The difference does not include the net capital assets of the internal service funds which are included below.			313,895
The internal service fund is used by management to charge the costs of risk management services to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.			2,856
Long-term liabilities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities-both current and long term-are reported in the statement of net position. The amount does not include the long-term liabilities of the internal service funds which are included above. Long-term liabilities at yearend consist of:			
Bonds payable	$	(129,623)	
Bonds premium		(8,040)	
Notes from direct borrowing and direct placements		(8,465)	
Financed purchases		(4,749)	
Leases and SBITAs payable		(4,394)	
Other postemployment benefits liability		(5,800)	
Compensated absences		(7,435)	(168,506)
Net pension liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.			(43,071)
Deferred inflows and outflows of resources related to pensions and OPEB are not recognized in the governmental funds; however, they are recorded in the statement of net position.			
Deferred outflows of resources related to OPEB		1,262	
Deferred outflows of resources related to pensions		12,020	
Deferred inflows of resources related to OPEB		(2,307)	
Deferred inflows of resources related to pensions		(14,819)	(3,844)
Amount for earned but unavailable revenues recognized as revenue of the current period			4,507
Total net position of governmental activities			$ 303,209

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended September 30, 2025

(In Thousands)

	General	State Grants	Local Option Sales Tax	Formerly Major Fund Local Option Gas Tax	Series 2024A & B Bonds Debt Service	Nonmajor Governmental Funds
REVENUES						
Taxes	$ 36,657	$ -	$ 11,628	$ -	$ -	$ 3,097
Permits, Fees and Special Assessments	218	-	-	-	-	6,738
Intergovernmental Revenues	46,591	5,774	-	-	-	8,575
Charges for Services	14,340	-	-	-	-	1,060
Fines and Forfeitures	1,036	-	-	-	-	-
Investment Income (Loss)	2,422	-	754	-	-	5,621
Miscellaneous Revenues	1,768	12	-	-	-	925
Total Revenues	103,032	5,786	12,382	-	-	26,016
EXPENDITURES						
Current:						
General Government	27,885	155	956	-	-	16,111
Public Safety	60,711	501	7,903	-	-	6,501
Transportation	6,306	7,722	697	-	-	1,782
Economic Environment	1,262	14	-	-	-	2,068
Culture/Recreation	10,296	1,698	1,656	-	-	729
Debt Service:						
Principal Retirement	1,297	-	751	-	145	3,785
Interest and Fiscal Charges	12	-	89	-	3,452	2,834
Professional Fees	14	-	-	-	682	-
Capital Outlay	-	-	-	-	-	3,853
Total Expenditures	107,783	10,090	12,052	-	4,279	37,663
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,751)	(4,304)	330	-	(4,279)	(11,647)
OTHER FINANCING SOURCES and (USES)						
Transfers In	11,386	936	-	-	3,597	26,233
Transfers (Out)	(4,110)	-	(7,312)	-	(14,968)	(14,656)
Issuance of Notes Payable/Refunded Notes Payable	-	-	-	-	72,650	-
Notes/Bonds Premium	-	-	-	-	4,811	-
Issuance of Financed Purchase	-	-	2,421	-	-	-
Leases and SBITAs Entered into	2,886	-	-	-	-	-
Total Other Financing Sources and (Uses)	10,162	936	(4,891)	-	66,090	11,577
Net Change in Fund Balances	5,411	(3,368)	(4,561)	-	61,811	(70)
Fund Balances (Deficit) - Beginning, Originally Stated	55,575	-	20,599	17,949	-	44,026
Restatement	-	2,545	-	(17,949)	-	15,404
Fund Balance (Deficit) - Beginning As Restated	55,575	2,545	20,599	-	-	59,430
Fund Balances (Deficit) - Ending	$ 60,986	$ (823)	$ 16,038	$ -	$ 61,811	$ 59,360

The notes to the financial statements are an integral part of the financial statements.

Total Governmental Funds
$ 51,382
6,956
60,940
15,400
1,036
8,797
2,705
147,216
45,107
75,616
16,507
3,344
14,379
5,978
6,387
696
3,853
171,867
(24,651)
42,152
(41,046)
72,650
4,811
2,421
2,886
83,874
59,223
138,149
-
138,149
$ 197,372

CITY OF KISSIMMEE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025
(In Thousands)

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		$ 59,223
Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated and amortized over their estimated useful lives and reported as depreciation expense. This is the amount by which capital purchases ($50,825) and donations ($0) exceeds depreciation and amortization ($14,399). These amounts exclude the amount related to internal service funds accounted for below.		36,426
The issuance of bonds and similar long-term debt provides current financial resources to governmental funds and thus contributes to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The amounts of the items that make up these differences in the treatment of long-term debt and related items are:		
Debt issued or incurred:		
Proceeds from bonds	$ (72,650)	
Premium on issued bonds	(4,811)	
Proceeds from finance purchase transactions	(2,421)	
Leases and SBITAs entered into	(2,886)	
Principal repayments:		
Bonds	1,455	
Amortization of bond premium	321	
Notes from direct borrowings and direct placements	2,475	
Leases and SBITAs payable	1,437	
Financed purchases	774	(76,306)
Under the modified accrual basis of accounting used in governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available. These adjustments are as follows:		
Compensated absences	(734)	(734)

Continued

CITY OF KISSIMMEE, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES - Continued

For The Year Ended September 30, 2025

(In Thousands)

Cash pension and OPEB contributions recorded in the funds were less than the calculated pension and OPEB expenses on the statement of activities and therefore decreased net position.	$	(719)
Under the modified accrual basis of accounting, governmental revenues are recognized when both the measureable and available criteria have been met. Those revenues earned in the current year were not recognized since the availability criteria was not met. Under full accrual accounting, all revenues would be recognized.		3,286
In the statement of activities, only the loss on the sale/disposal of capital assets is reported. The change in net position differs from the change in fund balance by the cost of the capital assets sold/disposed or adjusted in value.		(1,622)
The internal service fund is used by management to charge the costs of risk management services to other funds. The net revenue of the internal service fund is reported with governmental activities.		(1,253)
Change in net position of governmental activities	$	18,301

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2025
(In Thousands)

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Stormwater	**Airport**	**Sanitation**	**Total**	
ASSETS					
Current Assets:					
Cash and Cash Equivalents	$ 11,185	$ -	$ 2,736	$ 13,921	$ 6,156
Accounts Receivable (net)	467	494	396	1,357	67
Due from Other Funds	-	-	-	-	1,724
Due from Other Governments	-	3,128	20	3,148	835
Due from TWA	-	-	52	52	1,441
Inventories	-	-	-	-	41
Leases Receivable	-	4,464	-	4,464	119
Total Current Assets	11,652	8,086	3,204	22,942	10,383
Capital Assets:					
Land	1,583	309	-	1,892	-
Buildings	509	11,160	407	12,076	841
Improvements Other Than Buildings	31,712	28,814	205	60,731	3,971
Software, Net	26	162	-	188	-
Right-to-Use Equipment	-	-	-	-	44
Right to Use SBITA	-	153	-	153	2,997
Machinery, Equipment and Vehicles	7,916	1,063	8,904	17,883	3,605
Construction in Progress	976	12,977	-	13,953	28
Less: Accumulated Depreciation	(16,174)	(17,888)	(6,361)	(40,423)	(6,269)
Total Capital Assets	26,548	36,750	3,155	66,453	5,217
Total Noncurrent Assets	26,548	36,750	3,155	66,453	5,217
Total Assets	38,200	44,836	6,359	89,395	15,600
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Outflows Related to OPEB	48	18	42	108	81
Deferred Outflows Related to Pensions	124	-	157	281	101
Total Deferred Outflows of Resources	172	18	199	389	182

Continued

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF NET POSITION - Continued
PROPRIETARY FUNDS
September 30, 2025
(In Thousands)

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Stormwater	Airport	Sanitation	Total	
LIABILITIES					
Current Liabilities:					
Accounts Payable	$ 743	$ 1,785	$ 158	$ 2,686	$ 949
Contracts Payable	-	746	-	746	28
Accrued Liabilities	-	52	-	52	-
Due to KUA	-	-	-	-	1
Due to Other Funds	-	416	-	416	1,724
Deposits	-	14	10	24	-
Compensated Absences Payable	46	23	58	127	83
Lease Liability Current	-	-	-	-	13
SBITA Liability Current	-	30	-	30	575
Other Postemployment Benefits Current	7	3	7	17	12
Estimated Claims Payable	-	-	-	-	2,635
Total Current Liabilities	796	3,069	233	4,098	6,020
Noncurrent Liabilities:					
Compensated Absences Payable	183	92	231	506	334
Other Postemployment Benefits	323	71	269	663	374
Net Pension Liability	1,028	193	991	2,212	1,211
Lease Liability	-	-	-	-	3
SBITA Liability	-	49	-	49	1,356
Estimated Claims Payable	-	-	-	-	2,635
Total Noncurrent Liabilities	1,534	405	1,491	3,430	5,913
Total Liabilities	2,330	3,474	1,724	7,528	11,933
DEFERRED INFLOWS OF RESOURCES					
Deferred Inflows Related to Leases	-	4,455	-	4,455	96
Deferred Inflows Related to OPEB	92	30	82	204	156
Deferred Inflows Related to Pensions	501	155	423	1,079	741
Total Deferred Inflows of Resources	593	4,640	505	5,738	993
NET POSITION					
Net Investment in Capital Assets	26,548	35,925	3,155	65,628	3,242
Unrestricted	8,901	814	1,174	10,889	(386)
Total Net Position	$ 35,449	$ 36,739	$ 4,329	$ 76,517	$ 2,856

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended September 30, 2025
(In Thousands)

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Stormwater	**Airport**	**Sanitation**	**Total**	
Operating Revenues:					
Charges for Services	$ 7,682	$ 1,742	$ 8,040	$ 17,464	$ 28,575
Miscellaneous Revenues	10	-	1	11	208
Total Operating Revenues	7,692	1,742	8,041	17,475	28,783
Operating Expenses:					
Personal Services	2,781	961	2,741	6,483	4,146
Contracted Services	917	134	1,860	2,911	3,736
Supplies and Materials	261	40	411	712	286
Repairs and Maintenance	444	151	554	1,149	3,929
Other Services and Charges	85	238	507	830	2,051
Depreciation and Amortization	1,253	1,677	772	3,702	1,208
Claims/Premium Expense	104	34	125	263	15,340
Total Operating Expenses	5,845	3,235	6,970	16,050	30,696
Operating Income (Loss)	1,847	(1,493)	1,071	1,425	(1,913)
Nonoperating Revenues (Expenses):					
Operating Grants	-	34	-	34	-
Interest Expense	-	(3)	-	(3)	(7)
Investment Income (Loss)	421	13	170	604	258
Lease Revenues	-	154	-	154	78
Insurance Recoveries	-	-	-	-	354
Gain or (Loss) from Sale of Capital Assets	(1)	223	4	226	(325)
Total Nonoperating Revenues (Expenses)	420	421	174	1,015	358
Income (Loss) Before Contributions and Transfers	2,267	(1,072)	1,245	2,440	(1,555)
Capital Contributions	-	10,730	-	10,730	-
Transfers In	18	-	-	18	302
Transfers (Out)	(404)	(2)	(1,020)	(1,426)	-
Change in Net Position	1,881	9,656	225	11,762	(1,253)
Net Position - Beginning, Originally Reported	33,702	27,143	4,255	65,100	4,357
Restatement	(134)	(60)	(151)	(345)	(248)
Net Position - Beginning, as Restated	33,568	27,083	4,104	64,755	4,109
Net Position - Ending	$ 35,449	$ 36,739	$ 4,329	$ 76,517	$ 2,856

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For The Year Ended September 30, 2025
(In Thousands)

	Business-type Activities - Enterprise Funds				
	Stormwater	Airport	Sanitation	Total	Governmental Activities - Internal Service Funds
Cash Flows from Operating Activities					
Receipts from Customers and Users	$ 7,713	$ 1,654	$ 8,019	$ 17,386	$ 28,776
Payments to Suppliers	(1,290)	1,176	(3,575)	(3,689)	(25,731)
Payments to Employees	(2,870)	(971)	(2,750)	(6,591)	(4,277)
Net Cash Provided (Used) by Operating Activities	3,553	1,859	1,694	7,106	(1,232)
Cash Flows from Noncapital Financing Activities					
Operating Grants	-	34	-	34	-
Transfers (to) Other Funds	(404)	-	(1,020)	(1,424)	-
Transfers from Other Funds	18	394	-	412	302
Net Cash Provided (Used) by Noncapital Financing Activities	(386)	428	(1,020)	(978)	302
Cash Flows from Capital and Related Financing Activities					
Acquisition/Construction of Capital Assets	(2,416)	(10,562)	(2,111)	(15,089)	(679)
Capital Contributions	-	7,577	-	7,577	-
Repayment of Fund Advance	-	-	-	-	-
Proceeds from Leasing Activities	-	85	-	85	81
Lease, SBITA Payable Principal Payments	-	(29)	-	(29)	(363)
Lease, SBITA Payable Interest Payments	-	(3)	-	(3)	(5)
Proceeds from Insurance Recoveries	-	-	-	-	354
Proceeds from Sale of Capital Assets	28	223	8	259	20
Net Cash Provided (Used) by Capital and Related Financing Activities	(2,388)	(2,709)	(2,103)	(7,200)	(592)
Cash Flows from Investing Activities					
Income (Loss) on Investments	421	13	170	604	258
Net Cash Provided (Used) by Investing Activities	421	13	170	604	258
Net Increase (Decrease) in Cash and Cash Equivalents	1,200	(409)	(1,259)	(468)	(1,264)
Cash and Cash Equivalents at Beginning of Year	10,014	409	3,995	14,418	7,687
Cash and Cash Equivalents at End of Year	$ 11,214	$ -	$ 2,736	$ 13,950	$ 6,423

Continued

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF CASH FLOWS - Continued
PROPRIETARY FUNDS
For The Year Ended September 30, 2025
(In Thousands)

	Business-type Activities - Enterprise Funds				
	Stormwater	**Airport**	**Sanitation**	**Total**	**Governmental Activities - Internal Service Funds**
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities					
Operating Income (Loss)	$ 1,847	$ (1,493)	$ 1,071	$ 1,425	$ (1,913)
Depreciation and Amortization	1,253	1,677	772	3,702	1,208
Change in Assets and Liabilities:					
(Increase) Decrease in Accounts Receivable	21	(86)	(2)	(67)	(8)
(Increase) Decrease in Due from Other Governments	-	-	-	-	(294)
(Increase) Decrease in Due from KUA	-	-	(7)	(7)	-
(Increase) Decrease in Due from TWA	-	-	(13)	(13)	295
(Increase) Decrease in Inventories	-	-	-	-	37
(Increase) Decrease in Deferred Outflows OPEB	(15)	(7)	(15)	(37)	(26)
(Increase) Decrease in Deferred Outflows Pensions	30	-	26	56	45
Increase (Decrease) in Accounts Payable	521	1,773	(118)	2,176	457
Increase (Decrease) in Customer Deposits	-	(2)	-	(2)	-
Increase (Decrease) in Accrued Liabilities	-	2	-	2	-
Increase (Decrease) in OPEB	22	10	23	55	38
Increase (Decrease) in Compensated Absences	(30)	7	41	18	(42)
Increase (Decrease) in Claims Payable	-	-	-	-	(883)
Increase (Decrease) in Net Pension Liability	(168)	(43)	(146)	(357)	(253)
Increase (Decrease) in Deferred Inflows OPEB	(8)	(4)	(8)	(20)	(14)
Increase (Decrease) in Deferred Inflows Pensions	80	25	70	175	121
Total Adjustments	1,706	3,352	623	5,681	681
Net Cash Provided (Used) by Operating Activities	$ 3,553	$ 1,859	$ 1,694	$ 7,106	$ (1,232)
Noncash Activities					
Issuance of leases or SBITAs	$ -	$ 30	$ -	$ 30	$ 2,366

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS
September 30, 2025
(In Thousands)

ASSETS		
Cash and Cash Equivalents	$	6,801
Receivables:		
Interest Receivable		410
Total Receivables		410
Investments, at Fair Value:		
Fixed Income		63,024
Equities		185,569
Mutual Funds		56,780
Commingled Funds		27,157
Total Investments		332,530
Total Assets		339,741
Net Position Restricted for Pension Benefits	$	339,741

The notes to the financial statements are an integral part of the financial statements.

CITY OF KISSIMMEE, FLORIDA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

PENSION TRUST FUNDS

For The Year Ended September 30, 2025

(In Thousands)

ADDITIONS		
Contributions:		
Employer	$	10,719
Plan Members		1,835
State		2,006
Total Contributions		14,560
Investment earnings:		
Net increase (decrease) in fair value of investments		20,206
Interest and dividends		10,699
Total Investment Earnings (Loss)		30,905
Less Investment Expense [1]		1,390
Net Investment Earnings (Loss)		29,515
Other		1,792
Total Additions		45,867
DEDUCTIONS		
Benefits		19,456
Administrative Expense		211
Total Deductions		19,667
Change in Net Position		26,200
Net Position - Beginning of Year		313,541
Net Position - End of Year	$	339,741

[1] Investment related expenses include investment advisory, custodial and performance monitoring fees.

The notes to the financial statements are an integral part of the financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Kissimmee, Florida (the "City") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below.

A. The Reporting Entity

The City was established pursuant to 65-1775 laws of Florida. The legislative branch of the City is composed of a five (5) member elected Commission, including a city-wide elected mayor. The City Commission is governed by the City Charter, and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Commission-appointed City Manager.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate, are in substance, part of the City's operations. The City has two blended component units, the Community Redevelopment Agency Downtown (the "Downtown CRA") and the Community Redevelopment Agency Vine Street (the "Vine St CRA"). The CRAs are incremental taxing districts created by City Ordinance #1893, in April of 1993, pursuant to Florida Statute 163.356. The City Commission serves as the governing board, approves the budgets, provides funding and performs all accounting functions for both of the CRAs. The CRA's services are provided exclusively to the City. The CRAs have been presented as blended component units classified as special revenue funds. The CRAs issue stand-alone statements that can be obtained from the City's Finance Department. The City has no discretely presented component units. Additionally, the City has three fiduciary component units and they are reported as the City's pension trust funds. More information on the pension trust funds can be found in Note 8.

B. 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 nonfiduciary activities of the primary government and its component unit. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The Statement of Activities demonstrates the degree to which the direct expenses and indirect costs 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. *Indirect expenses* are those costs that are allocated to functions and activities in accordance with the City's adopted indirect cost allocation plan. The "Expenses" column includes both direct and indirect expenses. *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 properly not included among program revenues are reported instead as *general revenues*.

Separate fund financial statements are provided for governmental funds, enterprise funds, internal service funds and the pension trust funds. The pension trust funds are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements. The internal service funds are grouped together and shown alongside the enterprise funds. The internal service funds are combined with the governmental funds to aggregate governmental activities in the government-wide financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

1. Government-wide Financial Statements

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. 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 revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

2. Fund Financial Statements

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. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, licenses, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

- The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

- The *Local Option Sales Tax* fund is a special revenue fund used to account for the City's share of the local option sales tax revenues designated for improvements and infrastructure projects.

- The *State Grants* fund is a special revenue fund used to account for the City's state grant funded projects.

- The *Series 2024A & B Bonds Debt Service* fund is a debt service fund used to account for the City's Series 2024A & B bonds issued to fund various improvements and infrastructure projects.

The City reports the following major enterprise funds:

- The *Stormwater Fund* accounts for the fiscal activities of the City's stormwater operations and maintenance.
- The *Airport Fund* accounts for the fiscal activities of the City's airport operations and maintenance.
- The *Sanitation Fund* accounts for the fiscal activities of the City's solid waste removal service operations.

Additionally, the City reports the following fund types:

- *Special Revenue Funds* account for the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes.
- *Debt Service Funds* account for financial resources that are restricted, committed, or assigned to expenditure for principal and interest.
- *Capital Projects Funds* account for financial resources that are restricted, committed, or assigned to expenditure for capital outlays (excluding proprietary fund capital outlays).
- *Internal Service Funds* account for certain activities of the City's centralized services and risk management program. Centralized services include information technology, purchasing, warehouse, garage, building maintenance, and printing. Risk management activities include legal expenses incurred related to activities not specifically covered by City insurance policies and collections of settlements or refunds from related cases.
- *Pension Trust Funds* account for the activities of the City's General Employees', Police Officers', and Firefighters' Pension Plans, which accumulate resources for pension benefit payments to qualified employees.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's internal service funds are charges to customers for sales and services. Operating expenses for the enterprise funds and internal service funds include the cost of sales and services, administrative expenses, claims expense, and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use unrestricted resources first, and then restricted resources, as they are needed for their intended purposes. For unrestricted resources, the City considers that committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

D. Budgetary Requirements

The following procedures are used to establish the budgetary data reflected in the financial statements pursuant to Florida Statutes and the City Charter:

1) The City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. Work sessions are held to review the proposed budget.

2) Public hearings are held to obtain taxpayer comments.

3) Prior to October 1, the City Commission conducts the final budget hearing to consider additional public comments and to adopt the final ad valorem millage and final budget.

4) Budgets are legally adopted and formal budgetary integration is employed as a management control device during the year for the general fund, certain special revenue funds, certain debt service funds, and certain capital projects funds. Budgets are not adopted for the Pension Trust Funds, Police Impact Fees, Fire Impact Fees, CARES Act Relief, Police and Firefighters Premium Tax Fund, Section 8 HAPP Fund, Supplementary Care, 2014A Note Capital Project, 2010C Note Capital Project, Lakefront Sales Tax 2009A, 2018 Line of Credit, and 2017 Note Capital Project funds.

5) Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

6) The City Manager is authorized to approve transfers between line items other than salary accounts within any department, with all such adjustments reported on a monthly basis to the City Commission. However, the City Manager can approve transfers of unused amounts in salary account line items to advertising, recruiting and/or professional service account line items. Transfers between departments, other transfers between salary account line items and changes in total budget appropriations for a fund must have prior approval of the City Commission. During the current fiscal year, various appropriations were approved in accordance with this policy. Budgeted amounts shown in the financial statements are as originally adopted and as further amended.

7) Budget appropriations lapse at year-end. Encumbrances outstanding at year-end are charged against the ensuing year's budget, and thus are not shown in budget to actual presentations and are carried forward.

E. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, certificates of deposit, money market accounts, savings accounts, investments in the State Board of Administration (SBA) Florida PRIME (Florida PRIME), and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased.

F. Investments

Investments are stated at fair value, with the exception of the investment with Florida Public Assets for Liquidity Management (FL PALM), which is reported at amortized cost in accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. GASB Statement No. 79 establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes. The City's investment in the FL PALM is similar to money market funds in which units are owned in the fund rather than the underlying investments. There are no limitations or restrictions on withdrawals from FL PALM.

G. Receivables

Property Taxes Receivable

Under Florida law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. State Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. The City's millage for the fiscal year 2024-2025 is 4.6253 mills. All real and tangible personal property taxes are due and payable on the levy date of November 1 of each year or as soon

thereafter as the assessment roll is certified by the Osceola County Property Appraiser (levy date). Osceola County mails to each property owner on the assessment roll a notice of the taxes due and the County also collects the taxes for the City. Taxes may be paid upon receipt of such notice from the County, with discounts at the rate of four percent (4%) if paid in the month of November, three percent (3%) if paid in the month of December, two percent (2%) if paid in the month of January, and one percent (1%) if paid in the month of February.

Taxes paid during the month of March are without discount and all unpaid taxes on real and tangible property become delinquent on April 1 (the lien date) of the year following the year in which taxes were assessed. Procedures for collecting delinquent taxes, including applicable tax certificate sales, are provided for by the Laws of Florida.

Special Assessments Receivable

Special assessments receivable are recorded at the time the related project is completed and are secured by liens on the property benefited. Revenue in governmental funds is deferred until such time it becomes an available, spendable or appropriable resource. Special assessment revenues are recorded in the government-wide and enterprise fund financial statements when earned.

H. Inventories and Prepaids

Inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Prepaids represent payments made to vendors for services that will benefit the City beyond September 30, 2025. These payments are recorded as expenditures or expenses when consumed rather than when purchased.

I. Restricted Assets

Restricted cash and cash equivalents of governmental funds arise from provisions within revenue bonds issued by the City and are so designated on the statement of net position and balance sheets of governmental funds.

J. Capital Assets

Capital assets include property, plant, equipment, intangibles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Property, plant, equipment, and intangibles with initial, individual costs that equal or exceed five thousand dollars and estimated useful lives of over one year are recorded as capital assets. Infrastructure is capitalized when the initial costs equal or exceed $25 and has an estimated useful life of more than one year. For lease right-to-use intangible assets, the City capitalizes when the lease asset is $15 or greater. For SBITA intangible assets, a threshold of $15 is used. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Infrastructure capital assets are included in improvements other than buildings for financial statement classification.

Intangibles assets are amortized over their useful lives, when the length of their lives is limited by contractual or legal limitations. Buildings, improvements, infrastructure, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	25
Improvements Other than Buildings	4-12
Infrastructure	20-50
Equipment and Intangibles	5-20
Right-to-use Intangibles	Length of agreement

K. Bond/Note Issuance Costs

These costs are charged to current expenditures/expenses when bonds are issued.

L. Compensated Absences

City policy allows each employee to accumulate up to three times the accrual rate, ranging from 30 to 60 days of vacation leave. Time accrued beyond that is forfeited unless an exception is granted by the City Manager. The majority of employees utilize their annual accrual of vacation leave during the year accrued. Employees are allowed to accumulate up to 60 days of medical leave. Time accrued beyond that is paid to the employees every year at the rate of one-half their pay rate. The City records compensated absences in governmental funds, only if they have matured, as expenditures for the amount accrued during the year that would normally be liquidated with expendable, available financial resources. In the entity-wide and proprietary financial statements, the City recognizes a liability for compensated absences for leave attributable to services already earned that accumulates and is more likely than not to be used for time off or otherwise paid out or settled.

M. Total Other Postemployment Benefits (OPEB) Liability

The total OPEB liability of the City's Other Postemployment Benefits Plan (the OPEB Plan) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*. This includes for purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB benefits, and OPEB expense. Current payroll costs are used as a basis to allocate deferred elements, total OPEB liability, and OPEB expense. Benefit payments are recognized when due and payable in accordance with the benefit terms. The plan is not administered through a trust.

N. Unearned Revenue

Unearned revenue in the governmental funds represent paving assessment receivables and grant receivables that are measurable, but the revenue was unearned.

O. Leases

The City enters into many noncancelable leases for the right to use land, facilities and equipment throughout its operations. When the City is the lessee, the contracts result in recognition of a right-to-use intangible asset that is offset by a corresponding lease liability. When the City is the lessor, the contracts result in recognition of a lease receivable and corresponding deferred inflow of resources. Lease intangible assets are reported with capital assets and lease liabilities are reported with long-term liabilities on the government-wide and proprietary fund financial statements.

At commencement of a lease where the City is the lessee, the City initially measures the lease liability at present value of total payments over the lease term. The lease asset is measured as the value of the lease liability, adjusted for any prepayments, plus certain initial direct costs. At commencement of a lease when the City is the lessor, the City measures the lease receivable at present value of expected rental receipts over the lease term. The deferred inflow of resources is measured as the initial amount of the lease receivable, adjusted for prepayments received prior to the lease commencement.

Estimates and judgments are sometimes made when determining the discount rate and overall term of the leases. The City monitors its leases for significant changes in circumstances that warrant a remeasurement of the lease liability and associated intangible asset, and/or lease receivable and associated deferred inflow of resources.

P. Subscription-Based Information Technology Arrangements (SBITAs)

The City is a user of subscription-based software throughout its operations. To account for these types of subscription arrangements, a right-to-use intangible asset is recognized along with a corresponding SBITA liability. Right-to-use SBITA intangible assets are reported with capital assets and SBITA liabilities are reported with long-term liabilities on the government-wide and proprietary fund financial statements. At commencement of a subscription, the City initially measures the SBITA liability at present value of total payments over the subscription term. The SBITA asset is measured as the value of the SBITA liability, adjusted for any prepayments, plus certain initial direct development costs.

Q. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. In the statement of net position, the deferred outflow for pensions is an aggregate of items related to pensions and the deferred outflow for OPEB is an aggregate of items related to OPEB. The deferred outflows related to pensions and OPEB will be recognized as either expense or a reduction in the related liability in future reporting years. Details on the composition of the deferred outflows related to pensions and OPEB are further discussed in the Notes.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. In the statement of net position, the deferred inflow for pensions is an aggregate of items related to pensions and the deferred inflows for OPEB is an aggregate of items related to OPEB. The deferred inflows related to pensions and OPEB will be recognized as reductions to expense in future reporting years. The deferred inflows related to leases will be recognized as lease revenues in future reporting years. Details on the composition of the deferred inflows related to pensions and OPEB are further discussed in Notes 8 and 9.

The City also reports deferred inflows of resources on applicable governmental fund statements that represent revenues which are measurable but not available in accordance with the modified accrual basis of accounting. These deferred inflows of resources will be recognized as revenue in the fiscal year they are earned or become available. The majority of these deferred inflows of resources represent lease revenues and grant reimbursements.

R. Pensions/Net Pension Liability

In the government-wide financial statements and also the proprietary funds statements, net pension liability represents the present value of projected benefit payments to be provided through the cost-sharing and single employer pension plans to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position. For purposes of measuring the net pension liability, deferred outflows of resources and

deferred inflows of resources related to pension plans, and pension expense, information about the fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Current contributions are used as a basis to allocate deferred elements, net pension liability, and pension expense.

S. Contributions

Contributions consist primarily of donations from federal and state aid programs. Contributions are recognized when earned or when legal title is transferred to the City for contributed capital assets.

T. Fund Balances

The City classified governmental fund balances as follows:

- Nonspendable Fund Balance - represents fund balance that is (a) not in a spendable form such as prepaid items or (b) legally or contractually required to be maintained intact such as an endowment.

- Restricted Fund Balance - consists of amounts that can be spent only on the specific purposes stipulated by law or by the external providers of those resources.

- Committed Fund Balance - self-imposed limitations set in place prior to the end of the fiscal period. These amounts can be used only for the specific purposes determined by a formal action of the City Commission, which is the highest level of decision-making authority, and that require the same level of formal action to remove the constraint. The City Commission can establish, modify or rescind committed fund balance through the formal approval of an ordinance.

- Assigned Fund Balance - amounts that are subject to a purpose constraint that represents an intended use established by the City Commission or by their designated body or official. The City Manager was appointed with the authority to assign fund balance through the City Commission's approval of the City's fund balance policy. Formal action is *not* necessary to impose, remove, or modify a constraint in assigned fund balance. Additionally, this category is used to reflect the appropriation of a portion of existing fund balance to eliminate a projected deficit in the subsequent year's budget.

- Unassigned Fund Balance - represents the residual classification or fund balance and includes all spendable amounts not contained within the other classifications of the General Fund. Unassigned fund balances may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes. Currently, the State Grants Fund, Federal Grants Fund, Shingle Creek Regional Trail, Justice Assistance Grant, and Community Development Block Grant have negative unassigned fund balances.

U. Net Position Restricted by Enabling Legislation

In the government-wide financial statements, governmental activities report restricted net position of $77,780, of which management has determined $4,070 for building code enforcement is restricted by enabling legislation.

NOTE 2 – DEPOSITS AND INVESTMENTS

Deposits

Deposits consist of demand accounts (interest and non-interest bearing). All deposits with financial institutions were 100% insured by Federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida. The bank balance of demand accounts was $14,156. The carrying amount of the demand deposits, cash with fiscal agent, and cash on hand at September 30, 2025 was $17,944 due to timing of transactions.

Investments

The City's investment policy is governed by local resolution and bond covenants. Allowable investments include: the SBA Florida PRIME; negotiable direct obligations, or obligations the principal and interest of which are unconditionally guaranteed by the United States government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States agencies, provided such obligations are backed by the full faith and credit of the United States Government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States Government agencies which are not full faith and credit agencies; repurchase agreements; bankers' acceptances; commercial paper; state and/or local government taxable and tax-exempt debt; and fixed income mutual funds. In addition, the City's retirement plans may invest in corporate bonds and stocks as well as limited partnerships.

The City categorizes the fair value measurements of its investments based on the hierarchy established by GASB Statement No. 72, *Fair Value Measurement and Application.* The hierarchy has three levels based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. GASB 72 allows for the use of quoted prices provided by third parties. The City uses quoted prices provided by its third-party custodians for its pension trust funds.

The following is a summary of the City's pooled investments at September 30, 2025. The valuation method for investments measured at the net asset value (NAV) per share (or its equivalent) is also presented.

Measured using the net asset value:	Fair Value	Weighted Average Maturity	Credit Rating
FL STAR	$ 45,390	50 days	Fitch AAAm
FL STAR Series 2024	20,843	50 days	Fitch AAAm
Total fair value investments	66,233		
Measured at amortized cost:			
Florida PALM	91,984	42 days	S&P AAAm
Florida PALM 2024	43,657	42 days	S&P AAAm
Total City investments	$ 201,874		

Investments measured at NAV	Fair Value	Unfunded Commitments
FL STAR	$ 45,390	$ -
FL STAR Series 2024	20,843	-

For investments in the FL STAR, there is no limitation or restriction on participant withdrawals, and the Trust has not put in place a redemption gate. The FL STAR Pool investments consist of money market mutual funds, FDIC deposits, U.S. treasury bonds, U.S. government agency bonds, commercial paper, and corporate bonds. Fair value of the investments is determined daily for calculation of the pool participants' net asset value.

For investments in the Florida Short Term Asset Reserve (FL STAR) public investment pool, custodian of the pool is JP Morgan Chase Bank and the FL STAR provides daily liquidity. The investment pool primarily invests in U.S. Government obligations, SEC-registered money market mutual funds, and fully collateralized repurchase agreements.

The following is a summary of the City's Pension Trust Funds at September 30, 2025.

	General Employees' Pension			Police Officers' Pension			Firefighters' Pension		
	Quoted Prices Level 1	Observ Input Level 2	Unobserv Input Level 3	Quoted Prices Level 1	Observ Input Level 2	Unobserv Input Level 3	Quoted Prices Level 1	Observ Input Level 2	Unobserv Input Level 3
Fixed Income	$ 7,832	$ 32,500	$ -	$ -	$ 21,099	$ -	$ -	$ 1,593	$ -
Equities	112,895	-	-	17,802	19,377	-	27,897	7,598	-
Mutual Funds	-	7,937	9,599	20,186	-	-	13,170	5,888	-
Commingled Funds & Real Estate	-	-	5,377	4,276	7,687	3,790	-	-	6,027
Other	-	-	-	-	-	-	-	-	-
Total Investments	$ 120,727	$ 40,437	$ 14,976	$ 42,264	$ 48,163	$ 3,790	$ 41,067	$ 15,079	$ 6,027
Money Market	2,156			3,711			934		
Total Investment Fair Values	$ 178,296			$ 97,928			$ 63,107		

As mentioned previously, for the City's pension trust fund investments, quoted prices provided by its third-party custodians are used. Debt securities classified in Level 2 are valued using a matrix pricing model. Real estate investments in Level 3 are valued using discounted cash flow techniques.

Interest Rate Risk - To mitigate interest rate risk, the City's investment policy requires that the investment portfolio structure maturities to meet the City's cash needs for ongoing operations and that operating funds be invested primarily in short-term securities. Of the City's investments outstanding at year-end, all of them have maturities less than three years. The City's policy requires that investments have maturities that match known cash needs and anticipated cash-flow requirements.

For the City's General Employees' Pension investments, the weighted average maturity (in years) for Eaton Vance is 5.26, Pimco Diversified Fund (PDIIX) is 5.22, and Vanguard Inflation Protected (VAIPX) is 6.50. For the City's Police Officers' Pension investments, the weighted average maturity (in years) for Galliard Intermediate Core is 5.08, Pimco Diversified Fund (PDIIX) is 5.22, and Vanguard Inflation Protected (VAIPX) is 6.50. For the City's Firefighters' Pension investments, the weighted average maturity (in years) for their collective portfolio is 8.00. The effective duration of the Firefighters' Pension convertible portfolio is 1.64 years.

Credit Risk – To mitigate credit risk, the City's investment policy limits the minimum credit quality rating of investments, as rated by nationally recognized statistical rating organizations (NRSROs). The City primarily invests in U.S. government securities, mutual funds, corporate stocks, corporate bonds, and overnight repurchase agreements. Money market accounts are held with qualified public depositories who meet the State of Florida requirements. The Police Pension Galliard investment portfolio average rating is rated AA by S&P. The General Employees' Pension Morgan Stanley investment portfolio average rating is AA by S&P. The PIMCO Diversified portfolio for the Police and General Employees' plans are rated mostly between AAA and B. The Firefighters' Pension convertible portfolio is rated BB.

Custodial Risk – To mitigate custodial risk, broker/dealers must meet established capital requirements as set forth by the Securities Exchange Commission, be registered in the State of Florida, provide proof of registration, complete a broker/dealer questionnaire, certify understanding of the City's investment policy, and provide a copy of the most recent audit report. The City's investment policy does not place any limits on the amount allowed to be held by counterparties.

Concentration of Credit Risk – The City's investment policy requires that investments be diversified by security type and institution. No more than 50% of the City's funds will be invested with the same issuer,

dealer or banking institution and no more than 20% of the City's funds will be invested beyond five years in any security with the same maturity date.

A reconciliation of the City's cash and investments to the financial statements is as follows:

	City
Cash in Bank and On Hand	$ 4,023
Investments	201,874
	205,897
Financial Statements:	
Cash and Cash Equivalents	128,117
Restricted Cash and Investments	77,780
	$ 205,897

NOTE 3 – RECEIVABLES

The following is a detailed listing of receivables for the City's individual major funds and the aggregate of nonmajor funds at September 30, 2025. Special assessment receivables are secured by liens placed on benefited properties at the time of the original assessment.

Description	General	Stormwater	Airport	Sanitation	Nonmajor and Internal Service Funds	Pension Funds	Total
Accounts	$ 9,212	$ 467	$ 509	$ 396	$ 3,004	$ -	$ 13,588
Interest	-	-	-	-	-	410	410
Special assessments	17	-	-	-	-	-	17
	9,229	467	509	396	3,004	410	14,015
Less: Allowance for uncollectibles	(4,291)	-	(15)	-	-	-	(4,306)
	$ 4,938	$ 467	$ 494	$ 396	$ 3,004	$ 410	$ 9,709

The City is the lessor in contracts with outside parties for the right to use land, facilities and infrastructure. At September 30, 2025, the City has 14 active leases. The leases have receipts that range from $4 to $150 and interest rates that range from .632% to 5.308%. At September 30, 2025, governmental activities had outstanding lease receivables of $487 and business-type activities had outstanding lease receivables of $4,464. During the fiscal year, the City recognized $364 in lease revenue and $148 in lease interest revenue. Additionally, $256 was received in variable revenue that is not included in the calculation of the lease receivable.

The City is the lessor in sixteen agreements that qualify to be treated as regulated in accordance with the requirements of GASB Statement No. 87, *Leases*. The City leases land and facilities for airport grounds, hangars, aeronautical-related storage and other facility use through 2055. The City received $470 during the current fiscal year related to these leases along with $93 in variable payments.

As of September 30, 2025, the remaining nominal amount of revenue that will be recognized over the lease term associated with these leases amounts to $6,827 as outlined below.

Business-Type Activities:

Fiscal Year	Revenue
2026	$ 545
2027	550
2028	524
2029	515
2030	467
2031 - 2035	1,954
2036 - 2040	1,486
2041 - 2045	1,173
2046 - 2050	728
2051 - 2055	504
Total	$ 6,827

NOTE 4 – INTERFUND ACCOUNTS

Individual interfund receivables, payables and transfers with a description of their purpose at September 30, 2025 are:

	Due From	Due To	Purpose
General Fund	$ 3,444	$ -	To cover negative pooled cash
State Grants	-	1,337	position of funds
Airport	-	416	
Nonmajor Funds:			
Special Revenue Funds	-	1,691	
Internal Service Funds	1,724	1,724	
	$ 5,168	$ 5,168	

	Advance To	Advance From	Purpose
Local Option Sales Tax	$ -	$ 1,896	To fund purchase of new equipment
Nonmajor Funds:			from proceeds of governmental
Debt Service Funds	1,896	-	
	$ 1,896	$ 1,896	

	Transfer In	Transfers Out	Purpose
General Fund	$ 11,386	$ 4,110	Transfer to cover debt service
State Grants	936	-	Transfer for project expenditures
Local Option Sales Tax	-	7,312	Transfer to cover debt service
2024A & B Bonds Debt Service	3,597	14,968	Transfer to cover debt service
Stormwater	18	404	Transfer to General Fund for PILOT
Airport	-	2	
Sanitation	-	1,020	Transfer to General Fund for PILOT
Nonmajor Funds:			
Special Revenue Funds	4,029	14,656	Transfer for grant match and debt service
Debt Service Funds	6,615	-	Transfer to cover debt service
Capital Projects Funds	15,589	-	Transfer for project expenditures
Internal Service Funds	302	-	Building and software costs
	$ 42,472	$ 42,472	

NOTE 5 – CAPITAL ASSETS

A. Changes in Capital Assets

The following tables show the changes in capital assets by governmental activities and business-type activities. Also shown is a summary of depreciation and amortization expense by function:

Governmental Activities	Balance 10/01/2024	Increases	Adjustments & Decreases	Balance 9/30/2025
Capital Assets, Not Being Depreciated:				
Land	$ 47,594	$ 18,141	$ -	$ 65,735
Construction In Progress	21,512	18,000	(16,187)	23,325
Total Capital Assets, Not Being Depreciated	69,106	36,141	(16,187)	89,060
Capital Assets, Being Depreciated:				
Buildings	49,324	10,061	570	59,955
Improvements other than buildings	259,010	11,397	(1,316)	269,091
Parking Capacity	15,502	-	-	15,502
Software	2,250	-	(298)	1,952
Intangible Right-to-Use				
Right-to-Use Leased Equipment	4,634	2,886	(158)	7,362
Right-to-Use Software Subscriptions	1,647	2,675	(187)	4,135
Equipment	47,944	7,122	(5,029)	50,037
Total Capital Assets Being Depreciated	380,311	34,141	(6,418)	408,034
Less Accumulated Depreciation For:				
Buildings	(29,710)	(1,513)	(1,125)	(32,348)
Improvements other than buildings	(81,279)	(8,123)	594	(88,808)
Parking Capacity	(14,742)	-	-	(14,742)
Software	(2,981)	-	115	(2,866)
Intangible Right-to-Use				
Right-to-Use Leased Equipment	(2,312)	(1,230)	79	(3,463)
Right-to-Use Software Subscriptions	(589)	(866)	157	(1,298)
Equipment	(35,016)	(4,181)	4,740	(34,457)
Total Accumulated Depreciation	(166,629)	(15,913)	4,560	(177,982)
Total Capital Assets, Being Depreciated, Net	213,682	18,228	(1,858)	230,052
Governmental Activities Capital Assets, Net	$ 282,788	$ 54,369	$ (18,045)	$ 319,112

Business-type Activities	Beginning Balance 10/01/2024	Increases	Decreases	Ending Balance 9/30/2025
Stormwater Fund				
Capital Assets, Not Being Depreciated:				
Land	$ 1,583	$ -	$ -	$ 1,583
Construction In Progress	870	1,530	(1,424)	976
Total Capital Assets, Not Being Depreciated:	2,453	1,530	(1,424)	2,559
Capital Assets, Being Depreciated/Amortized:				
Buildings	509	-	-	509
Improvements other than Buildings	30,288	1,424	-	31,712
Software	57	-	-	57
Intangible Right-to-Use				
Right-to-Use Software Subscriptions	44	-	(44)	-
Equipment	7,268	886	(238)	7,916
Total Capital Assets Being Depreciated	38,166	2,310	(282)	40,194
Less Accumulated Depreciation For:				
Buildings	(465)	(6)	-	(471)
Improvements other than Buildings	(9,925)	(707)	-	(10,632)
Software	(29)	(2)	-	(31)
Intangible Right-to-Use				
Right-to-Use Software Subscriptions	(12)	(3)	15	-
Equipment	(4,774)	(535)	238	(5,071)
Total Accumulated Depreciation	(15,205)	(1,253)	253	(16,205)
Total Capital Assets, Being Depreciated, Net	22,961	1,057	(29)	23,989
Stormwater Fund Capital Assets, Net	$ 25,414	$ 2,587	$ (1,453)	$ 26,548
Airport Fund				
Capital Assets, Not Being Depreciated:				
Land	$ 309	$ -	$ -	$ 309
Construction In Progress	3,444	10,058	(525)	12,977
Total Capital Assets, Not Being Depreciated	3,753	10,058	(525)	13,286
Capital Assets, Being Depreciated/Amortized:				
Buildings	11,160	-	-	11,160
Improvements other than Buildings	27,039	1,775	-	28,814
Software	259	-	-	259
Intangible Right-to-Use				
Right-to-Use Software Subscriptions	108	45	-	153
Equipment	994	92	(23)	1,063
Total Capital Assets Being Depreciated	39,560	1,912	(23)	41,449
Less Accumulated Depreciation For:				
Buildings	(8,404)	(259)	-	(8,663)
Improvements other than Buildings	(6,949)	(1,329)	(90)	(8,368)
Software	(92)	(5)	-	(97)
Intangible Right-to-Use				
Right-to-Use Software Subscriptions	(31)	(31)	(14)	(76)
Equipment	(748)	(53)	20	(781)
Total Accumulated Depreciation	(16,224)	(1,677)	(84)	(17,985)
Total Capital Assets, Being Depreciated, Net	23,336	235	(107)	23,464
Airport Fund Capital Assets, Net	$ 27,089	$ 10,293	$ (632)	$ 36,750

Sanitation Fund	Beginning Balance 10/01/2024	Increases	Decreases	Ending Balance 9/30/2025
Capital Assets, Not Being Depreciated:				
Construction In Progress	$ -	$ -	$ -	$ -
Total Capital Assets, Not Being Depreciated	-	-	-	-
Capital Assets, Being Depreciated:				
Buildings	$ 407	$ -	$ -	$ 407
Improvements other than Buildings	205	-	-	205
Equipment	6,864	2,111	(71)	8,904
Total Capital Assets Being Depreciated	7,476	2,111	(71)	9,516
Less Accumulated Depreciation For:				
Buildings	(375)	(2)	-	(377)
Improvements other than Buildings	(199)	(3)	-	(202)
Equipment	(5,082)	(767)	67	(5,782)
Total Accumulated Depreciation	(5,656)	(772)	67	(6,361)
Total Capital Assets, Being Depreciated, Net	1,820	1,339	(4)	3,155
Sanitation Fund Capital Assets, Net	$ 1,820	$ 1,339	$ (4)	$ 3,155
Total Business-type Activities				
Capital Assets, Not Being Depreciated:				
Land	$ 1,892	$ -	$ -	$ 1,892
Construction In Progress	4,314	11,588	(1,949)	13,953
Total Capital Assets, Not Being Depreciated	6,206	11,588	(1,949)	15,845
Capital Assets, Being Depreciated/Amortized:				
Buildings	12,076	-	-	12,076
Improvements other than Buildings	57,532	3,199	-	60,731
Software	316	-	-	316
Intangible Right-to-Use Right-to-Use Software Subscriptions	152	45	(44)	153
Equipment	15,126	3,089	(332)	17,883
Total Capital Assets Being Depreciated	85,202	6,333	(376)	91,159
Less Accumulated Depreciation For:				
Buildings	(9,244)	(267)	-	(9,511)
Improvements other than Buildings	(17,073)	(2,039)	(90)	(19,202)
Software	(121)	(7)	-	(128)
Intangible Right-to-Use Right-to-Use Software Subscriptions	(43)	(34)	1	(76)
Equipment	(10,604)	(1,355)	325	(11,634)
Total Accumulated Depreciation	(37,085)	(3,702)	236	(40,551)
Total Capital Assets, Being Depreciated, Net	48,117	2,631	(140)	50,608
Total Business-type Activities, Net	$ 54,323	$ 14,219	$ (2,089)	$ 66,453

Governmental Activities:

Depreciation and Amortization Expense By Function

General Government	$	1,748
Public Safety		4,826
Transportation		5,780
Culture/Recreation		2,352
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets		1,207
Total Governmental Activities Depreciation and Amortization	$	15,913

Business-type Activities:

Depreciation and Amortization Expense By Function

Stormwater	$	1,253
Airport		1,677
Sanitation		772
	$	3,702

B. Net Capital Assets

The following is a summary of net capital assets as shown on the government-wide statement of net position:

	Governmental Activities	Business-type Activities	Total
Land	$ 65,735	$ 1,892	$ 67,627
Buildings	59,955	12,076	72,031
Improvements other than Buildings	269,091	60,731	329,822
Parking Capacity	15,502	-	15,502
Software	1,952	316	2,268
Right to Use Leased Equipment	7,362	-	7,362
Right to Use Software Subscriptions	4,135	153	4,288
Equipment	50,037	17,883	67,920
Construction in Progress	23,325	13,953	37,278
	497,094	107,004	604,098
Less: Accumulated Depreciation and Amortization	(177,982)	(40,551)	(218,533)
Capital Assets, net	$ 319,112	$ 66,453	$ 385,565

C. Construction Commitments

The following is a schedule of significant capital construction projects and large equipment orders with remaining commitment amounts of greater than $1 million as of September 30, 2025:

Projects	Spent-to-Date	Remaining Commitment
Durbin Community Center and Park	$ 84	$ 9,106
Beaumont Project	775	6,380
Emergency Operations Complex	-	10,464
Evidence and Forensics Facility	31	3,364
Lancaster Ranch Park	2,982	3,881
Berlinsky Community House	-	2,128
Hoagland Blvd US 192/Carroll	-	1,000
Woodside Drainage Project	-	11,114
Lyndell Drainage Project	1,260	1,030
Airport Taxiway A Design	-	1,140
Airport Parcel 8 Construction	-	2,169
Fire Station #5 at Mark Durbin Park	81	12,913
Fire Station #2 at Mill Run	-	12,322
Convention Center Hotel	3,000	7,400
Total	$ 8,213	$ 84,411

NOTE 6 – LEASES AND SBITAs PAYABLE

The City is the lessee of equipment and vehicles throughout its operations. The City leases an offsite technology data storage unit, traffic safety equipment, public safety equipment, and vehicles for terms ranging from 24 to 60 months with lease payments of $1 to $901 at interest rates ranging from .632% to 3.46%. At September 30, 2025, the City's lease liability is $3,848. Debt service requirements to maturity for the City's leases payable are as follows.

Governmental Activities:	Leases Payable	
Fiscal Year	Principal	Interest
2026	$ 1,493	$ 92
2027	1,059	67
2028	637	45
2029	659	23
Total	$ 3,848	$ 227

The City is the user of SBITAs throughout its operations. The subscriptions range from 18-36 months in length, with fixed monthly and annual payments, and interest rate ranges from 2.32%-3.59%. At September 30, 2025, the SBITA liability for governmental activities is $2,493 and for business-type activities is $79. There were SBITA modifications for $163 during the year. Debt service requirements to maturity for the City's SBITA payable are as follows:

	Governmental Activities		Business-Type Activities	
Fiscal Year	Principal	Interest	Principal	Interest
2026	$ 851	$ 73	$ 30	$ 2
2027	865	49	31	2
2028	514	23	18	1
2029	263	7	-	-
Total	$ 2,493	$ 152	$ 79	$ 5

NOTE 7 – LONG-TERM LIABILITIES

A. Schedule of Changes in Long-term Liabilities

The City's outstanding long-term liabilities includes revenue bonds payable, notes from direct borrowings and direct placements, leases payable, SBITAs payable, financed purchases, claims payable, net pension liability, other postemployment benefits, and compensated absences. The following is a schedule of changes in the City's long-term liabilities for the fiscal year ended September 30, 2025:

	Balance 10/01/24 *	Additions	Reductions	Balance 9/30/25	Due Within One Year	Long-term Portion
Governmental Activities:						
Revenue Bonds	$ 58,428	$ 72,650	$ (1,455)	$ 129,623	$ 1,505	$ 128,118
Bond Premium	3,550	4,811	(321)	8,040	-	8,040
subtotal Revenue Bonds	61,978	77,461	(1,776)	137,663	1,505	136,158
Notes from Direct Borrowings and Direct Placements	10,940	-	(2,475)	8,465	1,050	7,415
Financed Purchases	3,102	2,421	(774)	4,749	740	4,009
Leases Payable	2,336	2,886	(1,374)	3,848	1,493	2,355
SBITAs Payable	818	2,675	(1,000)	2,493	851	1,642
Claims Payable	6,153	13,592	(14,475)	5,270	2,635	2,635
Net Pension Liability	43,968	314	-	44,282	-	44,282
Other Postemployment Benefits	5,522	664	-	6,186	209	5,977
Compensated Absences	7,160	692	-	7,852	1,570	6,282
Governmental Activity Long-term Liabilities	$ 141,977	$ 100,705	$ (21,874)	$ 220,808	$ 10,053	$ 210,755
Business-type Activities:						
Net Pension Liability	$ 2,569	$ -	$ (357)	$ 2,212	$ -	$ 2,212
Other Postemployment Benefits	625	55	-	680	17	663
SBITAs Payable	108	-	(29)	79	30	49
Compensated Absences	615	18	-	633	127	506
Business-type Activity Long-term Liabilities	$ 3,917	$ 73	$ (386)	$ 3,604	$ 174	$ 3,430

* Beginning balances have been restated due to the effects of implementing GASB Stmt No, 101, *Compensated Absences* .

Governmental activities' net pension liability and other postemployment benefits liability will be liquidated in future periods primarily by the General Fund and Central Services Fund. Compensated absences liability activity for the year is reported net.

B. Debt Service Requirements

The following are the debt service requirements to maturity on the City's outstanding revenue bonds and notes payable:

Governmental Activities:	Notes from Direct Borrowings and Placements		Revenue Bonds		
Fiscal Year	Principal	Interest	Principal	Interest	Total
2026	$ 1,050	$ 239	$ 1,505	$ 5,988	$ 8,782
2027	1,140	209	1,435	5,923	8,707
2028	1,175	177	1,500	5,859	8,711
2029	1,225	144	1,550	5,791	8,710
2030	1,275	110	1,605	5,721	8,711
2031-2035	2,600	189	13,720	27,040	43,549
2036-2040	-	-	20,145	23,404	43,549
2041-2045	-	-	25,495	18,054	43,549
2046-2050	-	-	31,775	11,776	43,551
2051-2054	-	-	30,893	4,234	35,127
Total	$ 8,465	$ 1,068	$ 129,623	$ 113,790	$ 252,946

C. Debt Defeasance and Refundings

The City refunds and/or defeases long-term debt primarily to reduce debt service requirements. Since U.S government securities are held in escrow for the payment of principal and interest on these bonds, they are not liabilities to the City and are not included in the City's financial statements. As of September 30, 2025, the City has no outstanding bonds issued by the City, which were funded in previous years by the placement of assets in an irrevocable trust to be used for satisfying debt service requirements.

D. Financed Purchases

The City has financed purchases outstanding at year-end. The gross cost of the equipment acquired with these agreements is $7,909 for governmental activities. The following is a summary schedule of these finance obligations and their net present value.

Year Ending September 30	Governmental Activities
2026	$ 815
2027	817
2028	1,018
2029	807
2030	564
2031 - 2033	1,472
Total minimum payments	5,493
Less: amount representing interest	(744)
Present value of minimum payments	$ 4,749

E. Bonds and Notes Outstanding

The City has revenue bonds and notes outstanding at September 30, 2025. The revenue bonds and notes under governmental activities are secured by several pledged revenue sources. The following is a summary schedule of these long-term obligations of the City including purpose of issue, interest rate, debt maturity, and their impact on those present and future pledged revenue sources:

Governmental Activities:	Revenue Pledged	Amount Issued	Principal Outstanding	Total Pledged Revenue (1)	Future Pledged Revenue Over Debt Service Required (2)	Current Year Debt Srvc Paid	Current Year Total Revenue (3)
Notes from Direct Borrowings and Direct Placements:							
2010B Capital Improvement Revenue Note Maturity: 2025, Interest Rate: 2.79% Purpose: Road Improvements	Local option sales tax	$ 8,000	$ -	$ -	6.5%	$ 750	$ 11,628
2010C Capital Improvement Revenue Note Maturity: 2030, Interest Rate: 2.69% Purpose: Road Improvements	Non-ad valorem revenue	4,000	1,400	1,516	N/A	294	N/A
2011B Capital Improvement Refunding Note Maturity: 2025, Interest Rate: 2.86% Purpose: Road Improvements	Local option sales tax	9,140	-	-	6.6%	771	11,628
2014A Capital Improvement Revenue Note Maturity: 2034, Interest Rate: 2.86% Purpose: Lakefront Park and Road Improvements	Local option sales tax	9,600	5,315	6,115	5.5%	641	11,628
2015B CRA Refunding Revenue Note Maturity: 2030, Interest Rate: 2.81% Purpose: Refund 2009 CRA Note	Covenant to budget and appropriate but not pledged	3,820	1,750	1,904	N/A	332	N/A
	Total Revenue Notes		8,465				

Governmental Activities:	Revenue Pledged	Amount Issued	Principal Outstanding	Total Pledged Revenue (1)	Future Pledged Revenue Over Debt Service Required (2)	Current Year Debt Srvc Paid	Current Year Total Revenue (3)
Revenue Bonds:							
2016 Capital Improvement Revenue Bonds Maturity: 2045, Interest Rate: 4.803% Purpose: Capital Improvements and Refunding	1/2 Cent Sales Tax, Public Serv & Comm Taxes	$ 42,930	$ 31,848	$ 50,030	15.6%	$ 2,298	$ 14,694
2022A Revenue Refunding Bonds Maturity: 2051, Interest Rate: 4.35% Purpose: Capital Improvements, Refunding	1/2 Cent Sales Tax, Public Serv & Comm Taxes	23,950	22,490	45,830	9.5%	1,398	14,694
2022B Revenue Refunding Bonds Maturity: 2045, Interest Rate: 4.84% Purpose: Capital Improvements	1/2 Cent Sales Tax, Public Serv & Comm Taxes	2,780	2,780	4,793	0.9%	135	14,694
2024A Capital Improve Revenue Bonds Maturity: 2054, Interest Rate: 4.86% Purpose: Capital Improvements	1/2 Cent Sales Tax, Public Serv & Comm Taxes	58,510	58,510	118,393	18.7%	2,749	14,694
2024B Capital Improve Revenue Bonds Maturity: 2054, Interest Rate: 4.86% Purpose: Capital Improvements	1/2 Cent Sales Tax, Public Serv & Comm Taxes	14,140	13,995	27,909	5.8%	848	14,694
	Total Revenue Bonds		129,623				
Total Revenue Notes and Bonds - Governmental Activities			$ 138,088				

(1) Total pledged revenue is the total outstanding principal and interest.

(2) Future pledged revenue over debt service required is calculated using the current year total revenues for the remaining years of debt service.

(3) Total pledged revenue for each outstanding debt issue is calculated based on its proportionate share of total annual debt service paid.

The City's revenue bonds and notes from direct borrowings and direct placements contain remedies for events of default that are dependent upon judicial actions that may be limited. For most of the City's debt, in the event a default is longer than 30 days after notice to the City, the registered owners of not less than 25% in aggregate principal of the individual outstanding debt instruments shall be entitled to the appointment of a receiver of the pledged revenues. The receiver shall be entitled to take possession of various funds and accounts established by the City upon issuance of that debt, and shall collect all pledged revenues to apply towards satisfaction of the outstanding principal and interest.

In the event of default under the City's line of credit, the bank shall have the right to declare all outstanding loan balances immediately due and payable or take legal action as necessary to collect the amounts then due.

NOTE 8 – EMPLOYEE RETIREMENT SYSTEMS

The City administers three public employee retirement systems for all full-time employees. The employees of the Tohopekaliga Water Authority (TWA) also participate in the general employees' retirement plan.

Actuarial studies were conducted on all three plans as of October 1, 2024. None of the three plans issue audited GAAP-basis stand-alone reports. All required disclosures and financial data are contained in the City's Annual Comprehensive Financial Report.

A. Description of Plans

The City administers the general employees', municipal police officers', and municipal firefighters' retirement plans. The general employees' retirement plan is a multi-employer cost sharing defined benefit plan while the municipal police officers' and municipal firefighters' retirement plans are both single employer defined benefit plans. All three plans are established by ordinance pursuant to Florida Statutes. These plans provide retirement, disability, and death benefits to plan members and their beneficiaries. All three plans may be amended by ordinances adopted by the City Commission for benefits, funding policies, contribution requirements, investment policies and other plan administration changes. However, the City must adhere to the restrictions and limitations set forth in Florida Statutes for the police officers' and firefighters' pension plans.

Each plan has a board of trustees that is responsible for the proper operation of the plan. The general employees' board consists of seven trustees, two of whom shall be appointed by the City Manager, two of whom shall be members of the system and who shall be elected by a majority of the general employees who are employed by the City and who are members of the system, one of whom shall be appointed by the TWA executive director and one of whom shall be a member of the system and elected by a majority of the general employees who are employed by TWA and who are members of the system. The seventh trustee shall be chosen by a majority of the previous six.

The police officers' and firefighters' boards consist of five trustees each, two of whom, unless otherwise prohibited by law, shall be legal residents of the City, who shall be appointed by the City Commission and two of whom shall be members of the system, who shall be elected by a majority of the police officers/firefighters who are members of the system. The fifth trustee shall be selected by a majority of the previous four trustees, and such person's name shall be submitted to the City Commission. Upon receipt of the fifth person's name, the City Commission shall, as a ministerial duty, appoint such person to the board of trustees as its fifth trustee.

B. Summary of Significant Accounting Policies

Basis of Accounting – The pension trust fund financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to each plan are recognized when due and the employer has made a formal commitment to provide the contribution (i.e., the annual budget process). Benefits and refunds are recognized when due and payable in accordance with the terms of each plan. Costs of administering the plans are charged to the pension trust fund and factored into the City's contribution rate. Total net position in all three pension trust funds are held in trust for plan benefits.

Method Used to Value Investments – Investments are reported at fair value. Short-term investments are reported at amortized cost. Each pension plan board of trustees has the authority to establish and amend its investment policy. There were no investments in any one organization that represent 5 percent or more of plan total assets in any of the pension trust funds.

C. Membership and Contribution Information

Membership of each plan consisted of the following at October 1, 2024, the date of the latest actuarial valuations:

	Pension Plans		
	General Employees'	Police Officers'	Firefighters'
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	404	140	81
Inactive Plan Members Entitled to but Not Yet Receiving Benefits	108	25	32
Active Plan Members	409	141	107
Total	921	306	220

The City's contributions to the plans are actuarially determined and during fiscal year ended September 30, 2025 the City contributed $4,622 to the General Employees Plan, $4,276 to the Police Officers Plan, and $3,828 to the Firefighters Plan. For the fiscal year ended September 30, 2025, the following plan provisions are listed below:

	Pension Plans		
	General Employees'	Police Officers'	Firefighters'
Required Plan Member Contribution	3.69% Tier 1 7.50% Tier 2	3.70% [1]	1.00% [2]
Actuarial Cost Method	Entry Age Normal	Entry Age Normal	Entry Age Normal
Amortization Method	Level Dollar, closed	Level % of pay, closed	Level % of pay, closed
Remaining Amortization Period	10 Years	25 Years	25 Years
Asset Valuation Method	20% of the difference between FV and expected actuarial value	4 yr geometric average of fair value returns	5 yr smooth
Actuarial Assumptions:			
Investment rate of return	6.80%	7.10%	7.00%
Projected salary increases	3.40% to 6.50%	Service based	Service based
Post retirement benefit increases	3.00%	3.50%	3.50%
Inflation and payroll growth	2.25%	2.5%, 0%	2.5%, 0%
Cost-of-living adjustments	None	1% per year age 55 to 65	None

[1] 5.00% for Members hired after May 6, 2014
[2] 3.00% for Members hired after December 31, 2012

D. Benefits Provided

General Employees'

Retirement Age
Normal: A member may retire following age 60 with 10 years of credited service.
Early: A member may elect to retire early upon the attainment of age 55 with 10 years of credited service.

Retirement Benefits
Normal: Tier 1 Members: 2.8% of Average Final Compensation (AFC) multiplied by years of credited service up to a maximum of 30 years. Tier 2 Members: 3% of AFC multiplied by years of credited service up to a maximum of 30 years.
Early: The normal retirement benefit is reduced by 2% for each year before normal retirement.
Delayed: Benefit continues to accrue.

Termination Benefits
Less than five years of credited service-return of employee contributions. five years or more receive vested portion of accrued pension payable at age 60 or earlier, if contributions are left in the fund, or refund of contributions with interest, when applicable. Vested portion is as follows:

Service	Vested %
5 years	25%
6	40
7	55
8	70
9	85
10	100

Disability
Any member with two or more years of service is eligible for service connected disability with a benefit taking into account compensation earned and service credited until the date of disability with a minimum equal to 42% of AFC. Any member with two or more years of service is eligible for a non-service connected disability with a benefit taking into account compensation earned and service credited until the date of disability with a minimum equal to 25% of AFC.

Death Benefits (Pre-Retirement)
Upon the death of a member with at least five years of credited service before early or normal retirement date, beneficiary will receive monthly income, payable in the form of a 10 year certain and life annuity, which can be provided by (a) or (b), whichever is greater, where: (a) is the single-sum value of the member's accrued pension, and (b) is the smaller of 24 times average compensation or 100 times the anticipated monthly normal retirement benefit.

Cost-of-Living Adjustment
There is no cost-of-living adjustment.

Deferred Retirement Option Program (DROP)
Members who continue in employment past normal retirement date may either accrue larger pensions or freeze their accrued benefit and enter the DROP. Each participant in the DROP has an account credited with benefits not received and investment earnings. The DROP period is 60 months, but no more than five years from the date of eligibility. The DROP balance as of September 30, 2025 is $4,112.

Police Officers'

Retirement Age
Normal: Earlier of 1) Age 50 with 10 years of credited service or 2) the attainment of 25 years of credited service, regardless of age.

Early: Age 40 and 10 years of credited service. Age 40 with 15 years of credited service for members hired after May 6, 2014.

Retirement Benefits
Normal: 3.5% of the AFC for each year of service subject to a maximum of 100% of AFC. For members hired after May 6, 2014, 3% of AFC for each year of service subject to a maximum of 100% of AFC.
Early: Same as normal except reduced actuarially from Normal Retirement.
Delayed: Benefit continues to accrue.

Termination Benefits
Less than five years of credited service-return of employee contributions with 4.5% interest. Five years or more receive vested portion of accrued pension payable at age 50 or earlier, if contributions are left in the fund, or refund of contributions with interest. Vested portion is as follows:

Service	Vested %
5 years	25%
6	30
7	35
8	40
9	45
10	100

Members' hired after May 6, 2014 are 100% vested upon the completion of 10 years of credited service.

Disability
All members are eligible for line of duty benefit; five years of credited service is needed for non-line of duty. Accrued pension benefit with a minimum of 42% of AFC if line of duty or 25% if non-line of duty. Under certain conditions, the minimum line of duty benefit is 80% of AFC.

Death Benefits (Pre-Retirement)
Upon the death of a member with at least five years of credited service before early or normal retirement date, beneficiary will receive monthly income, payable in the form of a 10 year certain and life annuity, which can be provided by (a) or (b), whichever is greater, where: (a) is the single-sum value of the member's accrued pension, and (b) is the smaller of 24 times average compensation or 100 times the anticipated monthly normal retirement benefit.

Cost-of-Living Adjustment (COLA)
Each retiree, beneficiary and disability retiree will receive a 1% increase in benefits each year on October 1st from age 55 to age 65. Member who retire prior to normal retirement date are not eligible for COLA.

Deferred Retirement Option Program (DROP)
Members who continue in employment past normal retirement date may either accrue larger pensions or freeze their accrued benefit and enter the DROP. Each participant in the DROP has an account credited with benefits not received and investment earnings. The DROP balance as of September 30, 2025 is $999.

Firefighters'

Retirement Age
Normal: Earlier of 1) age 55 with 10 years of credited service, 2) age 52 with 25 years credited service or 3) the attainment of 30 years of credited service, regardless of age. For members hired prior to January 1, 2013, the normal retirement date is the earlier of 1) age 50 and 10 years of credited service and 2) the completion of 25 years of credited service, regardless of age.
Early: Age 50 and 10 years of credited service. Age 40 with 10 years of credited service for members hired prior to January 1, 2013.

Retirement Benefits
Normal: 3% of the AFC for each year of service, up to 30 years, and 2% for each year in excess of 30 years, subject to a maximum of 100% of AFC. Members hired prior to January 1, 2013, 3.23% of AFC for the first 30 years of credited service.
Early: Same as normal, reduced 3% per year for commencement within five years and reduced actuarially for commencement of benefits more than five years prior to the normal retirement date.
Delayed: Benefit continues to accrue.

Termination Benefits
Less than 10 years of credited service-return of employee contributions with 4.5% interest. 10 years or more receive vested portion of accrued pension payable at age 50 or later, if contributions are left in the fund, or refund of contributions with interest. Vested portion is as follows:

Service	Vested %
5 years	25%
6	30
7	35
8	40
9	45
10	100

Disability
All members are eligible for service connected disability benefits; five years of credited service is needed for non-service. Accrued pension benefit with a minimum of 42% of AFC if service connected or 25% if non-service connected.

Death Benefits (Pre-Retirement)
Upon the death of a member with at least five years of credited service before early or normal retirement date, beneficiary will receive monthly income, payable in the form of a 10 year certain and life annuity, which can be provided by (a) or (b), whichever is greater, where: (a) is the single-sum value of the member's accrued pension, and (b) is the smaller of 24 times average compensation or 100 times the anticipated monthly normal retirement benefit.

Cost-of-Living Adjustment
There is no cost-of-living adjustment

Deferred Retirement Option Program (DROP)
Members who continue in employment past normal retirement date may either accrue larger pensions or freeze their accrued benefit and enter the DROP. Each participant in the DROP has an account credited with benefits not received and investment earnings. The DROP period is 96 months, but no more than eight years from the date of eligibility. The DROP balance as of September 30, 2025 is $1,196.

E. Net Pension Liability of the Sponsor

The components of the net pension liability of the sponsor as of September 30, 2025 were as follows:

	Pension Plans		
	General* Employees'	Police Officers'	Firefighters'
Total Pension Liability	$ 195,583	$ 115,661	$ 79,729
Plan Fiduciary Net Position	178,545	98,068	63,150
Sponsor's Net Pension Liability	17,038	17,593	16,579
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	91.29%	84.79%	79.21%

* Information shown above is for the City and Toho combined

The total pension liability for all plans was determined by an actuarial valuation as of October 1, 2024 using the following actuarial assumption applied to all measurement periods.

	Pension Plans		
	General Employees'	Police Officers'	Firefighters'
Inflation	2.25%	2.50%	2.50%
Salary Increases	3.40% to 6.50%	Service based	Service based
Investment Rate of Return	6.80%	7.10%	7.00%

Mortality rates for the General Employees' Fund were based on the PUB-2010 Mortality Table, projected to all future years after 2010 using scale MP-2018. Mortality rates for the Police Officers' and Firefighters' Funds were based on the PubG.H-2010 and PubS-2010 mortality tables, projected generationally with mortality improvement scale MP-2021.

Long-term Expected Rate of Return – The long-term expected rate of return on all pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflations) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocations as of September 30, 2025 are summarized in the following table:

	Pension Plans					
	General Employees'		Police Officers'		Firefighters'	
Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Target Allocation	Long-term Expected Real Rate of Return	Target Allocation	Long-term Expected Real Rate of Return
Domestic Equity	45%	10.0%	45%	7.5%	46%	7.8%
International Equity	15%	11.0%	15%	8.5%	12%	3.8%
Domestic Fixed	20%	5.0%	7%	2.5%	-	-
Broad Market Fixed	-	-	20%	2.5%	-	-
Global Fixed	10%	6.0%	-	-	-	-
Real Estate	10%	7.0%	10%	4.5%	5%	5.4%
Private Equity	-	-	3%	8.5%	-	-
Bonds	-	-	-	-	16%	1.8%
Convertibles	-	-	-	-	7%	6.3%
REITs	-	-	-	-	5%	7.0%
Infrastructure	-	-	-	-	4%	6.4%
Hedge Fund	-	-	-	-	5%	2.7%

Rate of Return – The following is a schedule for the annual money-weighted rate of return on Pension Plan investments, net of plan investment expense as of September 30, 2025:

	Pension Plans		
Fiscal Year 2025	General Employees'	Police Officers'	Firefighters'
Annual Money-Weighted Rate of Return Net of Investment Expense	9.04%	9.28%	10.41%

Discount Rate – The discount rate used to measure the total General Employees' pension liability was 6.80%, the total Police Officers' pension liability was 7.10%, and the total Firefighters' pension liability was 7.00%. In the development of a single discount rate for the General Employees' pension liability, a long-term municipal bond rate of 4.90% was used based on the Fidelity 20-Year Municipal GO Bond Index.

The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and the sponsor contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability as shown in the table below.

Sponsor's Net Pension Liability	1% Decrease 5.80%	Current Discount Rate 6.80%	1% Increase 7.80%
General Employees' Fund City and Toho	$ 39,650	$ 17,038	$ (1,914)
General Employees' Fund City only	28,675	12,322	(1,384)

Sponsor's Net Pension Liability	1% Decrease 6.10%	Current Discount Rate 7.10%	1% Increase 8.10%
Police Officers' Fund	$ 31,946	$ 17,593	$ 5,709

Sponsor's Net Pension Liability	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Firefighters' Fund	$ 26,831	$ 16,579	$ 8,107

Changes in Net Pension Liability

	General Employees'	Police Officers'	Firefighters'
Total pension liability			
Service Cost	$ 2,809	$ 2,797	$ 1,917
Interest	9,110	7,739	5,010
Change in Excess State Money	-	-	-
Share Plan Allocation	-	92	-
Changes of Benefit Terms	976	-	-
Difference Between Actual & Expected Experience	856	718	3,888
Change in Employer's Proportion	1,488	-	-
Changes of Assumptions	-	1,056	2,257
Contributions - Buy Back	-	-	5
Benefit Payments	(6,934)	(5,882)	(3,994)
Net Change in Total Pension Liability	8,305	6,520	9,083
Total Pension Liability - Beginning	133,141	109,141	70,646
Total Pension Liability - Ending (a)	$ 141,446	$ 115,661	$ 79,729
Plan Fiduciary Net Position			
Contributions - Employer	$ 4,622	$ 3,007	$ 3,091
Contributions - State	-	1,269	737
Contributions - Member	756	546	253
Change in Employer's Proportion	1,324	-	-
Net Investment Income	10,964	8,409	6,010
Benefit Payments	(6,934)	(5,882)	(3,994)
Administrative Expense	(67)	(88)	(72)
Net Change in Plan Fiduciary Net Position	10,665	7,261	6,025
Plan Fiduciary Net Position - Beginning	118,459	90,807	57,125
Plan Fiduciary Net Position - Ending (b)	$ 129,124	$ 98,068	$ 63,150
Net Pension Liability - Ending (a)-(b)	12,322	17,593	16,579
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	91.29%	84.79%	79.21%
Covered Payroll	$ 23,548	$ 12,317	$ 10,238
Net Pension Liability as a Percentage of Covered Payroll	52.33%	142.84%	161.94%

* Information shown above for the General Employees' plan is for the City portion only.

Pension Expense and Deferred Inflows/Outflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of $13,253, and had ending balances of deferred outflows for pensions of $12,402, net pension liability of $46,494, and deferred inflows for pensions of $16,639 for its activities in three pension plans. The City recognized a pension expense of $3,812 related to the general employees' pension fund in 2025. The City's proportionate share of the total Plan's net position is 72.32%. Employer contributions were used as a basis to determine the allocation; the allocation increased 0.80% from the prior year allocation of 71.52%. The City also reported deferred outflows of resources and deferred inflows of resources related to the general employees' pension from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,174	$ -	$ 1,174
Change in cost-sharing allocation percentage	172	149	23
Assumptions changes	-	-	-
Net Difference between projected and actual earnings on pension plan investments	-	6,422	(6,422)
Total	$ 1,346	$ 6,571	$ (5,225)

Deferred outflows and deferred inflows of resources by year to be recognized in future pension expenses for the General Employees' Plan:

Year Ending September 30	Net Inflows of Resources
2026	$ 1,679
2027	(3,287)
2028	(3,058)
2029	(559)
Total	$ (5,225)

For the year ended September 30, 2025, the City recognized a pension expense of $5,348 related to the police officers' pension fund. The City also reported deferred outflows of resources and deferred inflows of resources related to the police officers' pension from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Outflows of Resources
Differences between expected and actual experience	$ 2,148	$ 68	$ 2,080
Change of assumptions	3,128	-	3,128
Net Difference between projected and actual earnings on pension plan investments	-	5,162	(5,162)
Total	$ 5,276	$ 5,230	$ 46

Deferred outflows and deferred inflows of resources by year to be recognized in future pension expenses for the Police Officers' Plan:

Year Ending September 30	Net Outflows of Resources
2026	$ 2,537
2027	(1,305)
2028	(786)
2029	(400)
Total	$ 46

For the year ended September 30, 2025, the City recognized a pension expense of $4,093 related to the firefighters' pension fund. The City also reported deferred outflows of resources and deferred inflows of resources related to the firefighters' pension from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Outflows of Resources
Differences between expected and actual experience	$ 3,480	$ 546	$ 2,934
Change of assumptions	2,300	-	2,300
Net Difference between projected and actual earnings on pension plan investments	-	4,292	(4,292)
Total	$ 5,780	$ 4,838	$ 942

Deferred outflows and deferred inflows of resources by year to be recognized in future pension expenses for the Firefighters' Plan:

Year Ending September 30	Net Outflows of Resources
2026	$ 1,721
2027	(973)
2028	(645)
2029	839
Total	$ 942

F. Combining Statements of the Pension Trust Funds

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS
September 30, 2025
(In Thousands)

	General Employees' Pension	Police Officers' Pension	Firefighters' Pension	Totals
ASSETS				
Cash and Cash Equivalents:	$ 2,156	$ 3,711	$ 934	$ 6,801
Receivable:				
Interest Receivable	249	140	21	410
Total Receivable:	249	140	21	410
Investments, at Fair Value:				
Fixed Income	40,332	21,099	1,593	63,024
Equities	112,895	37,179	35,495	185,569
Mutual Funds	17,536	20,186	19,058	56,780
Commingled Funds	5,377	15,753	6,027	27,157
Total Investments:	176,140	94,217	62,173	332,530
Total Assets	178,545	98,068	63,128	339,741
Net Position Restricted for Pension Benefits	$ 178,545	$ 98,068	$ 63,128	$ 339,741

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUNDS
For The Year Ended September 30, 2025
(In Thousands)

	General Employees' Pension	Police Officers' Pension	Firefighters' Pension	Totals
ADDITIONS				
Contributions:				
Employer	$ 4,621	$ 3,007	$ 3,091	$ 10,719
Plan Members	1,046	546	243	1,835
State	-	1,269	737	2,006
Total Contributions	5,667	4,822	4,071	14,560
Investment earnings:				
Net increase (decrease) in fair value of investments	9,967	5,365	4,874	20,206
Interest and dividends	5,832	3,500	1,367	10,699
Total investment earnings (losses)	15,799	8,865	6,241	30,905
Less investment expense	704	477	209	1,390
Net investment earnings (losses)	15,095	8,388	6,032	29,515
Other contributions (Toho Water Authority)	1,792	-	-	1,792
Total Additions	22,554	13,210	10,103	45,867
DEDUCTIONS				
Benefits	9,588	5,874	3,994	19,456
Administrative Expense	51	75	85	211
Total Deductions	9,639	5,949	4,079	19,667
Change in Net Position	12,915	7,261	6,024	26,200
Net Position - Beginning of Year	165,630	90,807	57,104	313,541
Net Position - End of Year	$ 178,545	$ 98,068	$ 63,128	$ 339,741

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. Plan Description, Benefit Terms and Contribution Requirements

The Other Postemployment Benefit Plan ("OPEB Plan") is a single-employer benefit plan administered by the City. Retirees are charged whatever the insurance company charges for the type of coverage elected. However, the premiums charged by the insurance company are based on a blending of the experience among younger active employees and older retired employees. Since the older retirees actually have higher costs, it means that the City is subsidizing the cost of the retiree coverage because it pays all or a significant portion of that premium on behalf of the active employees. GASB Statement No.75 calls this the "implicit rate subsidy".

Retirees and their dependents are permitted to remain covered under the City's respective medical and insurance plans as long as they pay a full premium applicable to coverage elected. This conforms to the minimum required of Florida governmental employers per Ch. 112.08, F.S. The City Commission has the authority to amend the benefits of the OPEB Plan. The OPEB Plan does not issue a audited GAAP-basis stand-alone report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

At measurement date September 30, 2024, the following employees were covered by the benefit terms:

Retirees and beneficiaries currently receiving benefits	13
Active employees	666
	679

Contributions (benefit payment reductions) to the OPEB Plan are shared by the retiree and the City. OPEB Plan participants must reimburse the City for the City's average blended cost. Contribution requirements of the City are established and may be amended through action by the City Commission.

B. Total OPEB Liability and Changes in Total OPEB Liability

The measurement date for the City's total/net OPEB liability was September 30, 2024, one year prior to the City's fiscal reporting date of September 30, 2025. The measurement period for OPEB cost was October 1, 2023 to September 30, 2024. The components of the changes in the total OPEB liability are as follows:

Total OPEB Liability	Fiscal Year 2025
Service cost	$ 340
Interest	293
Difference between expected and actual experience	(450)
Change of assumptions and other inputs	858
Benefit payments	(322)
Net change in total OPEB liability	719
Total OPEB liability - beginning	6,147
Total OPEB liability - ending	$ 6,866

Changes of assumptions and other inputs reflect a change in the discount rate from 4.63% at the beginning of the measurement period to 3.81% as of September 30, 2025.

C. Actuarial Assumptions and Total OPEB Liability Sensitivity to Healthcare Trend Rate

The total OPEB liability reported at September 30, 2025 was based on an actuarial valuation dated September 30, 2024 using the following actuarial assumptions:

Inflation	2.50% per annum
Discount rate	3.81%
Salary increases	Rates used in Oct 1, 2024 valuations of City pension plans
Mortality rates	Tables used in July 1, 2024 valuation of the Florida Retirement System (based on results of statewide experience study covering period 2018 through 2023)
Healthcare trend	Trend starting at 6.50% for claims costs and 19.86% for premiums, and thereafter trends based on Getzen model, with trend rate of 6.25% (effective Jan 2026) and gradually decreasing to ultimate trend rate of 4.00%

The development of per capita costs included aging factors based on the 2013 Society of Actuaries Study "Healthcare Costs – From Birth to Death". There have been no significant changes (other than premium rate increases) in any health benefits or life insurance benefits between September 30, 2024 and September 30, 2025.

Sensitivity of OPEB liability to healthcare cost trend rate

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare trend rate that is 1% lower or 1% higher than the current rate.

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB Liability	$ 6,070	$ 6,866	$ 7,807

D. Discount Rate and Total OPEB Liability Sensitivity to Discount Rate

The discount rate used to measure the total OPEB liability reported as of September 30, 2025 was 3.81%. Because the City's OPEB costs are essentially funded on a pay-as-you-go funding structure, a municipal bond rate was used to determine the total OPEB liability for the OPEB Plan. Fidelity's 20-Year Municipal G.O. AA Index daily rate closest but not after the measurement date was used for this purpose.

Sensitivity of OPEB liability to discount rate

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
	2.81%	3.81%	4.81%
Total OPEB Liability	$ 7,571	$ 6,866	$ 6,241

E. OPEB Expense and Deferred Outflows/Deferred Inflows of Resources related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of $201. At September 30, 2025, the City had deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 179	$ 862
Change of assumptions	1,046	1,805
Transactions after measurement date	226	-
	$ 1,451	$ 2,667

Deferred outflows of resources of $226 are reported by the City for employer benefit payments subsequent to the measurement date, and will be recognized as a reduction of the total OPEB liability in the year ended September 30, 2026. Deferred inflows of resources shown above will be recognized in OPEB expense in the following years.

Fiscal Year Ending	Net Inflows
2026	$ (407)
2027	(279)
2028	(330)
2029	(303)
2030	(199)
Thereafter	76
	$ (1,442)

NOTE 10 – RISK MANAGEMENT

The City has a risk management program accounted for in two internal service funds. The funds are used to account for the costs of employee health, workers' compensation, automobile, and general property and casualty programs. Other City funds are charged by this fund for policy premiums and claims for which the City is self-insured. The City maintains cash reserves in excess of $1 million and carries excess coverage for claims between $100 thousand and $5 million on all coverage except criminal liability. Criminal liability excess coverage is carried for claims between $50 thousand and $250 thousand. During 2025, there were no reductions in insurance coverage, and over the past three years there were no settlements that exceeded insurance coverage. As of the fiscal year ended September 30, 2025, the total outstanding unpaid claims were $5,270 which includes an estimate for incurred but not reported claims. Insurance premiums paid out of the funds totaled $14,475 for the fiscal year ended September 30, 2025. The change in the claims liability for the past two years is as follows:

	Balance at Beginning of Fiscal Year	Current Year Claims and Changes in Estimates	Current Year Claims Payments or Other Adjustments	Balance at End of Fiscal Year
2024-2025	$ 6,153	$ 13,592	$ (14,475)	$ 5,270
2023-2024	4,472	13,706	(12,025)	6,153

NOTE 11 – NET INVESTMENT IN CAPITAL ASSETS CALCULATION

The elements for the calculation of this component of net position are as follows:

	Governmental Activities	Business-type Activities	Total
Capital Assets (Net)	$ 319,112	$ 66,453	$ 385,565
Debt Related to Capital Assets	(157,218)	(79)	(157,297)
Other Liabilities Related to Capital Assets	(402)	(746)	(1,148)
Unspent Proceeds of Capital-Related Debt	63,144	-	63,144
	$ 224,636	$ 65,628	$ 290,264

NOTE 12 – FUND BALANCE AND NET POSITION DEFICITS

The following funds have a deficit fund balance at September 30, 2025:

Fund Name	Deficit Amounts
Deficit Fund Balances	
State Grants Fund	$ (823)
Nonmajor Funds:	
Special Revenue Fund:	
Federal Grant Fund	$ (180)
Shingle Creek Regional Trail	(76)
Justice Assistance Grant	(116)
Community Development Block Grant	(11)
Deficit Net Position	
Health Insurance	(2,268)

Deficits in the grant funds represent amounts spent on grant programs that will ultimately be reimbursed from federal and state grantor agencies, or transfers from City funds for City match requirements in the subsequent period. The deficit in the Health Insurance fund will be remedied by additional transfers for charges from the other funds in the next year.

NOTE 13 – COMMITMENTS, RELATED PARTIES, AND CONTINGENCIES

Downtown Community Redevelopment Area Debt – The City issued the 2022 Capital Improvement Revenue Refunding Bonds which included a portion used to finance the cost of land acquisition and various infrastructure improvements known as the Beaumont Development Site. This project is included in the Downtown Community Redevelopment Area (Downtown CRA) redevelopment plan. The Downtown CRA provides reimbursement to the City for its portion of the annual debt service payments on these bonds, as well as previously issued bonds used by the CRA for previous redevelopment projects. During fiscal year 2025, the Downtown CRA paid interest in the amount of $548.

Kissimmee Utility Authority – The Kissimmee Utility Authority (KUA) provides a payment to the City's General Fund annually. The minimum payment is a charter requirement of KUA. For the fiscal year ended September 30, 2025, the payment made by KUA to the City was $20.5 million. KUA's total operating revenues for the fiscal year ended September 30, 2025 were $230 million. KUA also provides customer billing services to the City's Solid Waste and Stormwater Utility Funds.

Tohopekaliga Water Authority – The Tohopekaliga Water Authority (TWA) was created effective October 1, 2003. The TWA was created pursuant to a state legislative act. The City and Osceola County agreed to transfer all assets, liabilities and operations of their water and sewer systems to the TWA. The TWA issued in excess of $100 million in revenue bonds to pay off the City's utility revenue bonds, other outstanding obligations, and to provide for new construction and system expansion. TWA provides a payment to the City's General Fund annually. The annual amount for 2025 was $10.4 million and all future annual amounts will be calculated based on the gross annual revenues of the system for an additional five years.

Development Agreement Azure - In August 2025, the City Commission approved a Master Development Agreement with Azure Hotel International, Inc. The $180 million+ project will redevelop the property into a modern convention center and a 10-story, 300-room luxury hotel designed to strengthen the City as a destination for business, tourism, and community events. The development will feature a 45,000-square-foot convention center, along with restaurants, retail space, and hospitality amenities designed to support economic growth and enhance Downtown Kissimmee, and is anticipated to be completed in 2029. Demolition of the existing Civic Center is expected to begin in mid-2026. The City has agreed to reimburse Azure for demolition of the Civic Center, committed $10 million towards the construction of a new convention center, as well as a one-time $1.5 million grant to support hotel development, to be disbursed according to the Public Funding Schedule upon achievement of specified development milestones. The City paid $3 million during FY25. The City will receive a guaranteed annual lease payment for the Convention Center worth $2.5M annually with automatic yearly escalators, resulting in the complete payback of the City's contributions within five years along with a 5% profit share of the hotel's net operating income and the City's ability to use meeting space in the facility at no cost.

Master Development Plan K-Mart site - In October 2024, the City purchased the former Kmart site located at 2211 W Vine Street. On May 5, 2025, the Purchasing Division advertised RFQ #2025-005, Kmart Site Redevelopment. The RFQ sought a qualified Master Developer to transform the former Kmart property and surrounding Vine Street corridor into a catalytic mixed-use redevelopment. In October 2025, the City Commission authorized staff to proceed with negotiations pursuant to a Master Development Agreement with the selected developer. To date, a Master Development Agreement has not been reached; however, demolition at the site is planned to be completed by the 2nd quarter of 2026. Located within the Vine Street Community Redevelopment Area, the project represents one of the most significant reinvestments in the corridor in decades. It is expected to attract new businesses and strengthen economic activity in the area.

Hyatt Studio at Airport - On December 17th, 2024 in a duly noticed public meeting, the City of Kissimmee approved the Consideration of a Request for a Non-Binding Letter of Intent to Lease and Right of First Refusal from Kissimmee Place Development Group for an unsolicited proposal project consisting of one 122-room hotel to be built on undeveloped City-owned land located in the Airport Business Park at the Kissimmee Gateway Airport. In December 2025, Kissimmee Place Development Group, Inc., requested renewal of the First Right of Refusal for approximately eight and a half (8.5) acres to develop the Dyer-Thacker Commerce Park along the north side of M.L.K. Jr. Blvd. The First Right of Refusal was originally granted for a period of one year. A lease was signed May 21, 2025, for the design/construction of a Hyatt Studio Hotel and the applicant has been making progress towards development of this project. The proposed intent for the remaining acres will focus on developing aviation training facilities and optional aviation student housing to support the community, the airport, and aviation workforce development. A Master Development Agreement between the City and the developer has not been entered into at this time.

Intergovernmental Grants - Amounts received or receivable from grantors are subject to audit and adjustment by grantor agencies, principally federal and state governments. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts to be immaterial. The City is currently working with the Federal Emergency Management Agency (FEMA) on reimbursements for hurricane recovery efforts from hurricanes Irma, Ian, and Milton which may take several years to complete. The total cumulative cost of these efforts and reimbursement is still being compiled.

Litigation - Various suits and claims arising in the ordinary course of operations are pending against the City. While the ultimate effect of such litigation cannot be ascertained at this time, in the opinion of legal counsel, the City has sufficient insurance coverage to cover any claims and/or the liabilities that may arise from such action. The effect of such losses would not materially affect the financial position of the City or the results of its operations.

Contingency - In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) pandemic. The outbreak of COVID-19 resulted in significant impacts on the US economy and the City. On September 8, 2021, the US Department of the Treasury, Coronavirus State and Local Government Fiscal Recovery Fund (CSLFRF) awarded the City $18,070 as part of the American Rescue Plan Act (ARPA). The total award was provided in two payments, with the first portion of $9,035 received in late fiscal year 2021 and the second in late fiscal year 2022. The City's planned use of the ARPA funds includes the standard allowance for revenue loss replacement and infrastructure initiatives to benefit the community. During fiscal year 2025, the City used the ARPA funds for provision of several social programs, and the acquisition of The Haven on Vine to aid in its program to address homelessness.

NOTE 14 – TAX ABATEMENT AND RELATED COMMITMENT

From time to time, the City determines that it is desirable to facilitate redevelopment opportunities within its boundaries through tax increment rebatement and other possible incentives. The Skyview project is a development project that includes construction of public parks and open spaces, sidewalks, landscaping, and other improvements within the City. Skyview is scheduled to receive a 15-year tax rebate for Phase I of the project in $207 annual increments to total $3.1 million. The tax rebate is set to commence in the first full year of Phase I occupancy and tax valuation. Phase I of the project is still currently underway and the City made no payment in the current fiscal year. As part of the master agreement with Skyview, the City has an additional commitment to reimburse for certain construction costs up to $5.9 million. The total amount the City paid to Skyview during the fiscal year is $3,367.

NOTE 16 – RESTATEMENTS

In fiscal year 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement clarified accounting for unused earned leave liabilities. Additionally, the City reported changes of fund presentation within the governmental statements. The table below details the effects of these restatements within the entity.

	Governmental Activities	Business-Type Activities	Previously Major Governmental Fund - Local Option Gas Tax	Previously NonMajor Governmental Fund - State Grants	Nonmajor Governmental Funds
Beginning Net Position or Fund Balance, as Previously Reported	$ 289,107	$ 65,100	$ 17,949	$ -	$ 44,026
Change in Accounting - GASB 101	(4,199)	(345)	-	-	-
Change within Reporting Statements	-	-	(17,949)	2,545	15,404
Beginning Net Position or Fund Balance, as Restated	$ 284,908	$ 64,755	$ -	$ 2,545	$ 59,430

	Business-Type Activities			Total Business-Type Activities	Governmental Activities - Internal Service
	Stormwater	Airport	Sanitation		
Beginning Net Position or Fund Balance, as Previously Reported	$ 33,702	$ 27,143	$ 4,255	$ 65,100	$ 4,357
Change in Accounting - GASB 101	(134)	(60)	(151)	(345)	(248)
Beginning Net Position or Fund Balance, as Restated	$ 33,568	$ 27,083	$ 4,104	$ 64,755	$ 4,109

REQUIRED SUPPLEMENTARY INFORMATION

Budgetary Comparison Schedules (GAAP BASIS):

- General Fund
- Major Special Revenue Funds:
  - Local Option Sales Tax
  - State Grants Fund

City Retirement Plans Schedules and Notes:

- Schedule of Changes in Net Pension Liability and Related Ratios
- Schedule of Actuarially Determined Contributions
- Plan Changes in Benefit Terms
- Change of Assumptions
- Methods and Assumptions used to Determine Contribution Rates
- Money-weighted Rate of Return

City Other Postemployment Benefits Plan Schedule:

- Schedule of Total OPEB Liability and Related Ratios

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
REVENUES AND OTHER SOURCES				
Taxes:				
Ad valorem	$ 27,615	$ 27,615	$ 28,210	$ 595
Utility taxes	8,183	8,285	8,194	(91)
Local business taxes	200	200	253	53
	35,998	36,100	36,657	557
Permits, Fees and Special Assessments:				
Franchise fees	216	216	214	(2)
Other permits and fees	6	6	4	(2)
	222	222	218	(4)
Intergovernmental Revenues:				
Federal grants	-	-	1,486	1,486
State grants	-	-	4	4
Local grants	-	-	-	-
State revenue sharing	4,840	4,840	4,326	(514)
Half cent sales tax	7,600	7,600	6,501	(1,099)
Shared taxes and licenses	1,140	1,140	310	(830)
County shared revenue	2,896	2,896	2,974	78
Kissimmee Utility Authority	20,513	20,513	20,542	29
Tohopekaliga Water Authority	10,080	10,080	10,448	368
	47,069	47,069	46,591	(478)
Charges for Services:				
General government charges	774	774	898	124
Public safety charges	8,697	8,697	11,689	2,992
Physical environment charges	79	79	112	33
Transportation charges	360	360	418	58
Culture/recreation charges	1,117	1,117	1,223	106
	11,027	11,027	14,340	3,313
Fines and Forfeitures:				
Court fines and costs	317	317	1,036	719
Miscellaneous Revenue:				
Investment income	1,536	1,536	2,422	886
Rents	971	971	824	(147)
Other revenue	389	461	555	94
Sales of cemetery lots	285	285	389	104
	3,181	3,253	4,190	937

Continued

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE - CONTINUED
GENERAL FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
REVENUES AND OTHER SOURCES - Continued				
Transfers In:				
Stormwater Utility Fund	$ 349	$ 349	$ 377	$ 28
Gas Tax	-	10,400	10,400	-
Airport	2	2	2	-
Sanitation Fund	380	380	399	19
Other Nonmajor Funds	200	208	208	-
	931	11,339	11,386	47
Other Sources:				
Issuance of Leases	-	-	2,886	2,886
	-	-	2,886	2,886
Total Revenues and Other Sources	98,745	109,327	117,304	7,977
EXPENDITURES AND OTHER (USES)				
General Government:				
City Commission:				
Personal Services	309	309	413	104
Operating	460	493	432	(61)
	769	802	845	43
City Manager:				
Personal Services	2,209	2,209	2,327	118
Operating	1,114	5,264	1,537	(3,727)
Capital Outlay	152	10,899	3,464	(7,435)
	3,475	18,372	7,328	(11,044)
Development Services:				
Personal Services	1,784	1,784	1,913	129
Operating	395	1,451	744	(707)
Capital Outlay	-	272	123	(149)
	2,179	3,507	2,780	(727)
Legal:				
Personal Services	819	845	827	(18)
Operating	344	1,062	170	(892)
Capital Outlay	-	-	-	-
	1,163	1,907	997	(910)

Continued

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE - CONTINUED
GENERAL FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
EXPENDITURES AND OTHER (USES) - Continued				
General Government:				
Finance:				
Personal Services	$ 2,250	$ 2,282	$ 2,295	$ 13
Operating	942	2,892	1,088	(1,804)
Capital Outlay	-	5	-	(5)
	3,192	5,179	3,383	(1,796)
Personnel:				
Personal Services	1,202	1,211	1,148	(63)
Operating	331	552	278	(274)
Capital Outlay	-	-	-	-
	1,533	1,763	1,426	(337)
Central Service and Self Insurance Charges:				
Operating	8,923	8,923	8,923	-
	8,923	8,923	8,923	-
Total General Government	21,234	40,453	25,682	(14,771)
Public Safety:				
Police:				
Personal Services	29,531	29,394	29,108	(286)
Operating	4,466	4,875	4,201	(674)
Capital Outlay	1,200	1,403	4,525	3,122
	35,197	35,672	37,834	2,162
Fire:				
Personal Services	18,882	18,872	18,221	(651)
Operating	3,959	4,695	4,152	(543)
Capital Outlay	954	1,146	504	(642)
	23,795	24,713	22,877	(1,836)
Total Public Safety	58,992	60,385	60,711	326
Transportation:				
Public Works:				
Personal Services	3,614	3,614	3,282	(332)
Operating	3,930	4,601	2,706	(1,895)
Capital Outlay	269	826	318	(508)
Total Transportation	7,813	9,041	6,306	(2,735)

Continued

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE - CONTINUED
GENERAL FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
EXPENDITURES AND OTHER (USES) - Continued				
Culture/Recreation				
Recreation:				
Personal Services	$ 7,574	$ 7,574	$ 6,723	$ (851)
Operating	2,385	2,598	2,478	(120)
Capital Outlay	1,164	1,532	1,095	(437)
Total Culture / Recreation	11,123	11,704	10,296	(1,408)
Non-Departmental				
Special Pay Incentive	900	900	-	(900)
Bad Debt	2,030	2,030	3,506	1,476
Capital and Operating Reserves	37,104	37,025	-	(37,025)
Principal Retirement	406	406	1,297	891
Debt Service Interest and Costs	40	40	26	(14)
Total Non-Departmental	40,480	40,401	4,829	(35,572)
Other (Uses)				
Transfers Out	2,401	3,016	4,069	1,053
Total Other (Uses)	2,401	3,016	4,069	1,053
Total Expenditures and Other (Uses)	142,043	165,000	111,893	(53,107)
Excess of Revenues and Other Sources Over Expenditures and Other (Uses)	(43,298)	(55,673)	5,411	61,084
Fund Balance - Beginning of Year	43,298	55,673	55,575	(98)
Fund Balance - End of Year	$ -	$ -	$ 60,986	$ 60,986

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
STATE GRANTS
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
REVENUES				
Intergovernmental Revenues	$ -	$ 3,720	$ 5,774	$ 2,054
Miscellaneous Revenues	-	5	12	7
Total Revenues	-	3,725	5,786	2,061
EXPENDITURES				
General Government	-	522	155	367
Public Safety	-	541	501	40
Transportation	-	11,921	7,722	4,199
Economic Environment	-	14	14	-
Culture/Recreation	-	1,864	1,698	166
Capital Outlay	-	200	-	200
Total Expenditures	-	15,062	10,090	4,972
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(11,337)	(4,304)	7,033
OTHER FINANCING SOURCES (USES)				
Transfers In	-	936	936	-
Total Other Financing Sources (Uses)	-	936	936	-
Net Change in Fund Balance	-	(10,401)	(3,368)	7,033
Fund Balance (Deficit) - Beginning	-	10,401	2,545	(7,856)
Fund Balance (Deficit) - Ending	$ -	$ -	$ (823)	$ (823)

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
LOCAL OPTION SALES TAX
For the Year Ended September 30, 2025
(In Thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
REVENUES				
Taxes	$ 12,382	$ 12,382	$ 11,628	$ (754)
Investment Income (Loss)	100	100	754	654
Total Revenues	12,482	12,482	12,382	(100)
EXPENDITURES				
Current				
General Government	1,692	2,223	956	1,267
Public Safety	1,619	12,926	7,903	5,023
Transportation	975	3,031	697	2,334
Culture/Recreation	-	4,329	1,656	2,673
Debt Service				
Principal Retirement	408	458	751	(293)
Interest and Fiscal Charges	137	88	89	(1)
Capital Outlay	10,314	7,353	-	7,353
Total Expenditures	15,145	30,408	12,052	18,356
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,663)	(17,926)	330	18,256
OTHER FINANCING SOURCES (USES)				
Transfers In	6,572	16,518	-	(16,518)
Transfers (Out)	(3,907)	(7,312)	(7,312)	-
Issuance of Financed Purchase	-	-	2,421	2,421
Leases and SBITAs Entered into	-	3,695	-	(3,695)
Total Other Financing Sources (Uses)	2,665	12,901	(4,891)	(17,792)
Net Change in Fund Balance	2	(5,025)	(4,561)	464
Fund Balance (Deficit) - Beginning	(2)	5,025	20,599	15,574
Fund Balance (Deficit) - Ending	$ -	$ -	$ 16,038	$ 16,038

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Changes in Net Pension Liability and Related Ratios (General Employees')

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 3,884	$ 3,657	$ 3,596	$ 3,397	$ 3,023	$ 2,765	$ 2,651	$ 2,535	$ 2,440	$ 2,437
Interest	12,597	12,060	11,555	11,191	11,086	10,588	10,108	9,687	9,095	8,589
Benefit changes	1,349	-	420	-	-	-	1,063	-	-	-
Assumption changes	-	-	-	3,622	1,414	1,632	-	1,492	1,397	-
Difference Between Actual & Expected Experience	1,183	1,461	893	(90)	(154)	938	(460)	(54)	595	919
Benefit Payments and Refunds	(9,588)	(9,446)	(8,731)	(7,799)	(7,675)	(7,116)	(6,865)	(5,822)	(5,592)	(4,857)
Net Change in Total Pension Liability	9,425	7,732	7,733	10,321	7,694	8,807	6,497	7,838	7,935	7,088
Total Pension Liability - Beginning	186,158	178,426	170,693	160,372	152,678	143,871	137,374	129,536	121,601	114,513
Total Pension Liability - Ending (a)	$ 195,583	$ 186,158	$ 178,426	$ 170,693	$ 160,372	$ 152,678	$ 143,871	$ 137,374	$ 129,536	$ 121,601
Plan Fiduciary Net Position										
Contributions - Employer (from City and Toho)	$ 6,389	$ 6,031	$ 5,418	$ 5,315	$ 4,825	$ 4,361	$ 4,338	$ 4,119	$ 3,851	$ 3,579
Contributions - Member	1,046	972	929	946	942	939	875	880	849	856
Net Investment Income	15,161	27,864	12,380	(22,171)	27,623	10,509	4,225	7,866	12,906	8,257
Benefit Payments	(9,588)	(9,446)	(8,731)	(7,799)	(7,675)	(7,116)	(6,865)	(5,822)	(5,592)	(4,857)
Administrative Expense	(93)	(72)	(69)	(78)	(87)	(58)	(79)	(47)	(54)	(76)
Net Change in Plan Fiduciary Net Position	12,915	25,349	9,927	(23,787)	25,628	8,635	2,494	6,996	11,960	7,759
Plan Fiduciary Net Position - Beginning	165,630	140,281	130,354	154,141	128,513	119,878	117,384	110,388	98,428	90,669
Plan Fiduciary Net Position - Ending (b)	$ 178,545	$ 165,630	$ 140,281	$ 130,354	$ 154,141	$ 128,513	$ 119,878	$ 117,384	$ 110,388	$ 98,428
Net Pension Liability - Ending (a)-(b)	17,038	20,528	38,145	40,339	6,231	24,165	23,993	19,990	19,148	23,173
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	91.29%	88.97%	78.62%	76.37%	96.11%	84.17%	83.32%	85.45%	85.22%	80.94%
Covered Payroll	$ 27,245	$ 25,465	$ 24,070	$ 23,734	$ 23,739	$ 23,521	$ 22,188	$ 21,266	$ 20,671	$ 20,342
Net Pension Liability as a Percentage of Covered Payroll	62.54%	80.61%	158.48%	169.96%	26.25%	102.74%	108.14%	94.00%	92.63%	113.92%

This schedule represents entire plan with City and Toho combined.

Notes to the Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Changes in Net Pension Liability and Related Ratios (General Employees' City Only)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 2,809	$ 2,615	$ 2,605	$ 2,435	$ 2,074	$ 1,860	$ 1,654	$ 1,594	$ 1,485	$ 1,442
Interest	9,110	8,625	8,369	8,023	7,606	7,123	6,308	6,090	5,535	5,084
Benefit Changes	976	-	304	-	-	-	664	-	-	-
Change in Employer's Proportion	1,488	(1,622)	1,263	4,940	2,047	6,991	(632)	2,605	2,030	997
Change in Assumptions	-	-	-	2,597	970	1,098	-	938	850	-
Difference Between Actual & Expected Experience	856	1,045	647	(65)	(106)	631	(287)	(34)	362	544
Benefit Payments	(6,934)	(6,756)	(6,324)	(5,591)	(5,266)	(4,787)	(4,284)	(3,661)	(3,403)	(2,875)
Net Change in Total Pension Liability	8,305	3,907	6,864	12,339	7,325	12,916	3,423	7,532	6,859	5,192
Total Pension Liability - Beginning	133,141	129,234	122,370	110,031	102,706	89,790	86,367	78,835	71,976	66,784
Total Pension Liability - Ending (a)	$ 141,446	$ 133,141	$ 129,234	$ 122,370	$ 110,031	$ 102,706	$ 89,790	$ 86,367	$ 78,835	$ 71,976
Plan Fiduciary Net Position										
Contributions - Employer	$ 4,622	$ 4,314	$ 3,925	$ 3,811	$ 3,311	$ 2,935	$ 2,708	$ 2,591	$ 2,345	$ 2,119
Contributions - Member	756	694	673	678	646	632	546	554	517	507
Change in Employer's Proportion	1,324	(1,276)	964	4,746	1,723	5,824	(541)	2,218	1,641	789
Net Investment Income	10,964	19,928	8,967	(15,894)	18,952	7,069	2,637	4,945	7,855	4,887
Benefit Payments	(6,934)	(6,756)	(6,324)	(5,591)	(5,266)	(4,787)	(4,284)	(3,661)	(3,403)	(2,875)
Administrative Expense	(67)	(51)	(50)	(55)	(60)	(39)	(49)	(30)	(33)	(45)
Net Change in Plan Fiduciary Net Position	10,665	16,853	8,155	(12,305)	19,306	11,634	1,017	6,617	8,922	5,382
Plan Fiduciary Net Position - Beginning	118,459	101,606	93,451	105,756	86,450	74,816	73,799	67,182	58,260	52,878
Plan Fiduciary Net Position - Ending (b)	$ 129,124	$ 118,459	$ 101,606	$ 93,451	$ 105,756	$ 86,450	$ 74,816	$ 73,799	$ 67,182	$ 58,260
City's Proportionate % of Total Plan Net Position	72.32%	71.52%	72.43%	71.69%	68.61%	72.11%	62.41%	62.87%	60.86%	59.19%
Net Pension Liability - Ending (a)-(b)	12,322	14,682	27,628	28,919	4,275	16,256	14,974	12,568	11,653	13,716
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	91.29%	88.97%	78.62%	76.37%	96.11%	84.17%	83.32%	85.45%	85.22%	80.94%
Covered Payroll	$ 23,548	$ 21,474	$ 19,497	$ 18,402	$ 18,002	$ 17,506	$ 16,032	$ 14,740	$ 13,947	$ 13,653
Net Pension Liability as a Percentage of Covered Payroll	52.33%	68.37%	141.70%	157.15%	23.75%	92.86%	93.40%	85.26%	83.55%	100.46%

This schedule represents only the City's portion of the Net Pension Liability.

Notes to the Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Changes in Net Pension Liability and Related Ratios (Police Officers')

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 2,797	$ 2,333	$ 2,194	$ 2,024	$ 1,902	$ 1,835	$ 1,773	$ 2,008	$ 1,838	$ 1,911
Interest	7,739	7,053	6,763	6,502	6,101	5,852	5,590	5,544	5,299	4,818
Change in Excess State Money	-	-	72	-	-	-	-	-	-	(328)
Share Plan Allocation	92	-	-	-	-	-	-	-	-	218
Change of Benefit Terms	-	-	-	-	-	616	-	-	-	(68)
Difference Between Actual & Expected Experience	718	2,682	(148)	(42)	2,364	702	(88)	953	(889)	1,136
Changes of Assumptions	1,056	3,893	-	-	1,985	508	-	861	-	1,127
Benefit Payments	(5,882)	(4,870)	(5,151)	(4,885)	(4,337)	(4,761)	(4,171)	(3,611)	(3,116)	(3,122)
Net Change in Total Pension Liability	6,520	11,091	3,730	3,599	8,015	4,752	3,104	5,755	3,132	5,692
Total Pension Liability - Beginning	109,141	98,050	94,320	90,721	82,706	77,954	74,850	69,095	65,963	60,271
Total Pension Liability - Ending (a)	$ 115,661	$ 109,141	$ 98,050	$ 94,320	$ 90,721	$ 82,706	$ 77,954	$ 74,850	$ 69,095	$ 65,963
Plan Fiduciary Net Position										
Contributions - Employer	$ 3,007	$ 2,240	$ 1,786	$ 2,100	$ 1,597	$ 1,871	$ 1,893	$ 1,971	$ 1,882	$ 1,948
Contributions - State	1,269	1,156	1,250	1,096	951	1,081	799	747	655	582
Contributions - Member	546	495	480	426	397	378	366	321	295	275
Net Investment Income	8,409	16,134	7,426	(13,211)	14,352	6,349	2,480	6,229	5,845	4,519
Benefit Payments	(5,882)	(4,870)	(5,151)	(4,885)	(4,337)	(4,761)	(4,171)	(3,611)	(3,116)	(3,122)
Administrative Expense	(88)	(75)	(63)	(61)	(47)	(49)	(65)	(47)	(42)	(46)
Net Change in Plan Fiduciary Net Position	7,261	15,080	5,728	(14,535)	12,913	4,869	1,302	5,610	5,519	4,156
Plan Fiduciary Net Position - Beginning	90,807	75,727	69,999	84,534	71,621	66,752	65,450	59,840	54,321	50,165
Plan Fiduciary Net Position - Ending (b)	$ 98,068	$ 90,807	$ 75,727	$ 69,999	$ 84,534	$ 71,621	$ 66,752	$ 65,450	$ 59,840	$ 54,321
Net Pension Liability - Ending (a)-(b)	17,593	18,334	22,323	24,321	6,187	11,085	11,202	9,400	9,255	11,642
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	84.79%	83.20%	77.23%	74.21%	93.18%	86.60%	85.63%	87.44%	86.61%	82.35%
Covered Payroll	$ 12,317	$ 11,237	$ 11,049	$ 9,896	$ 9,354	$ 9,068	$ 8,550	$ 7,921	$ 7,725	$ 7,506
Net Pension Liability as a Percentage of Covered Payroll	142.84%	163.16%	202.04%	245.78%	66.15%	122.25%	131.03%	118.68%	119.81%	155.10%

Notes to the Schedule of Changes in Net Pension Liability and Related Ratios (Police Officers')

Notes to the Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*, except for the 9/30/15 measurement period which includes DROP.

Changes of Benefit Terms:

For measurement date 09/30/20, amounts reported as changes of benefit terms was a result of the adoption of Ordinance No. 3027 amended for provisions for Pre-retirement death. An Actuarial Impact was issued for this change.

For measurement date 09/30/16, amounts reported as changes of benefit terms was a result of the adoption of Ordinance No. 2939 which made the following changes:

- Resumption of prior graded vesting schedule for Members who were employed prior to 05/06/14.
- Allocation of a portion of the Excess State Monies Reserve necessary to cover the increase in the present value of benefits associated with the proposed vesting change described above. For purposes of this Impact Statement, $110 is the increase in present value of benefits for the proposed vesting change. Accordingly, the Excess State Monies Reserve was diminished by this amount, leaving $218 as allocation to Plan.
- Future share allocations once the annual State Monies exceed $1,177.

Changes of Assumptions:

For measurement date 09/30/25, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the July 1, 2024 actuarial valuation of the Florida Retirement System (FRS) for special risk employees.

For measurement date 09/30/23, the investment rate of return was decreased from 7.2% to 7.1% per year.

For measurement date 09/30/22, the investment rate of return was decreased from 7.4% to 7.2% per year.

For measurement date 09/30/20, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the Florida Retirement System (FRS) for special risk employees.

For measurement date 09/30/18, amounts reported as changes in assumptions resulted from an experience study dated September 2018, and the Board approved changes in salary increases, retirement and withdrawal rates, and investment return.

For measurement date 09/30/16, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to assumptions used by FRS for special risk. The inflation assumption rate was lowered from 3.0% to 2.5%, matching the long-term inflation assumption utilized by the Plan's investment consultant.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Changes in Net Pension Liability and Related Ratios (Firefighters')

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 1,917	$ 1,494	$ 1,475	$ 1,405	$ 1,174	$ 1,070	$ 992	$ 915	$ 693	$ 761
Interest	5,010	4,852	4,657	4,337	4,171	4,149	4,064	3,836	3,787	3,573
Change in Excess State Money	-	-	-	-	-	-	-	-	-	-
Change in Benefit Terms	-	-	-	-	-	-	(31)	72	-	-
Difference Between Actual & Expected Experience	3,888	(828)	(122)	1,848	1,103	(560)	(567)	1,552	(920)	58
Changes of Assumptions	2,257	825	-	-	2,589	1,115	370	463	211	2,097
Contributions - Buy Back	5	-	-	26	-	-	-	-	3	-
Benefit Payments	(3,994)	(3,171)	(3,491)	(2,987)	(4,832)	(3,560)	(3,475)	(3,700)	(3,713)	(3,168)
Net Change in Total Pension Liability	9,083	3,172	2,519	4,629	4,205	2,214	1,353	3,138	61	3,321
Total Pension Liability - Beginning	70,646	67,474	64,955	60,326	56,121	53,907	52,554	49,416	49,355	46,034
Total Pension Liability - Ending (a)	$ 79,729	$ 70,646	$ 67,474	$ 64,955	$ 60,326	$ 56,121	$ 53,907	$ 52,554	$ 49,416	$ 49,355
Plan Fiduciary Net Position										
Contributions - Employer	$ 3,091	$ 2,883	$ 2,955	$ 2,509	$ 2,246	$ 2,089	$ 1,908	$ 2,095	$ 1,542	$ 834
Contributions - State	737	675	801	573	452	401	368	377	370	337
Contributions - Member	253	233	174	195	165	142	136	117	104	74
Net Investment Income	6,010	10,733	4,484	(8,097)	8,460	3,723	1,671	2,986	3,709	2,985
Benefit Payments	(3,994)	(3,171)	(3,491)	(2,987)	(4,832)	(3,560)	(3,475)	(3,700)	(3,713)	(3,168)
Administrative Expense	(72)	(85)	(63)	(67)	(62)	(51)	(55)	(62)	(59)	(54)
Net Change in Plan Fiduciary Net Position	6,025	11,268	4,860	(7,874)	6,429	2,744	553	1,813	1,953	1,008
Plan Fiduciary Net Position - Beginning	57,125	45,857	40,997	48,871	42,442	39,698	39,145	37,332	35,379	34,371
Plan Fiduciary Net Position - Ending (b)	$ 63,150	$ 57,125	$ 45,857	$ 40,997	$ 48,871	$ 42,442	$ 39,698	$ 39,145	$ 37,332	$ 35,379
Net Pension Liability - Ending (a)-(b)	16,579	13,521	21,617	23,958	11,455	13,679	14,209	13,409	12,084	13,976
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	79.21%	80.86%	67.96%	63.12%	81.01%	75.63%	73.64%	74.49%	75.55%	71.68%
Covered Payroll	$ 10,238	$ 9,897	$ 7,636	$ 7,548	$ 7,557	$ 6,712	$ 6,183	$ 5,756	$ 5,829	$ 4,557
Net Pension Liability as a Percentage of Covered Payroll	161.94%	136.62%	283.09%	317.41%	151.58%	203.80%	229.81%	232.96%	207.33%	306.71%

Notes to the Schedule of Changes in Net Pension Liability and Related Ratios (Firefighters')

Notes to the Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*, except for the 9/30/15 measurement period which includes DROP payroll.

Changes of Benefit Terms:

For measurement date 9/30/19, changes of benefit terms resulted from provisions of Chapter 112.1816, Florida Statutes, regarding death or disability due to a diagnosis of cancer. The expected deaths and disabilities in line-of-duty were increased from 75% to 90%.

For measurement date 9/30/18, changes of benefit terms resulted from Ordinance 2986, adopted in 2018.

Changes of Assumptions:

For measurement date 09/30/25, as required by Chapter 2015-157, Laws of Florida, the assumed rates of mortality have been changed to those used in the July 1, 2024 FRS valuation report for special risk employees. Additionally, the investment return was lowered from 7.10% to 7.00% and salary increase rates were updated to align with recent experience study.

For measurement date 09/30/23, the investment return was lowered from 7.20% to 7.10%.

For measurement date 09/30/21, the investment return was lowered from 7.60% to 7.20%.

For measurement date 09/30/20, as required by Chapter 2015-157, Laws of Florida, the assumed rates of mortality have been changed to those used in the July 1, 2019 FRS valuation report for special risk employees. Additionally, the investment return was lowered from 7.80% to 7.60%, and rates for early retirement hired pre-01-01-13 reduced from 4.5 to 3.0%.

For measurement date 09/30/19, the investment return has been reduced from 7.85% to 7.80%. Rates for early retirement for members pre-07/01/13 reduced from 6.0% to 4.5%.

For measurement date 09/30/18, a 100% retirement probability for the addition of the Normal Retirement Date for members hired after December 31, 2012. The investment return has been reduced from 7.90% to 7.85%. The rates for early retirement members hired prio to January 2013 reduced from 9.0% to 6.0%.

For measurement date 09/30/17, as required by Chapter 2015-157, Laws of Florida, the assumed rates of mortality have been changed from those in the July 1, 2015 FRS valuation report to those used in the July 1, 2016 FRS valuation report. Additionally, the assumption of investment return was lowered from 7.95% to 7.90%.

For measurement date 09/30/16, amounts reported as changes of assumptions resulted from the following changes:
The investment return was lowered from 8.0% to 7.95%. This assumption rate will be reduced annually until it reaches an ultimate rate of 7.75% in the 10/01/20 actuarial valuation. The normal retirement and early retirement rates for members hired before 1/1/13 have been updated based on the experience study dated 10/28/16. The Tier 1 early retirement rates for ages 44 to 49 have been reduced to 9%, and will be reduced annualy until it reaches an ultimate rate of 3% is reached in the 10/1/20 actuarial valuation. The termination and salary increase assumptions have been updated to better reflect anticipated future Plan experience. As a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the Florida Retirement System for special risk employees. Also, the inflation rate was lowered from 3.0% to 2.7%.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Actuarially Determined Contributions (General Employees' City Only)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	$ 4,621	$ 4,314	$ 3,930	$ 3,811	$ 3,311	$ 2,927	$ 2,707	$ 2,590	$ 2,344	$ 2,119
Contributions in Relation to the Actuarially Determined Contributions	4,621	4,314	3,927	3,811	3,311	2,930	2,707	2,590	2,344	2,119
Contribution Deficiency (Excess)	-	-	3	-	-	(3)	-	-	-	-
Covered Payroll	$ 23,548	$ 21,474	$ 19,497	$ 18,402	$ 18,002	$ 17,506	$ 16,032	$ 14,740	$ 13,947	$ 13,653
Contributions as a percentage of Covered Payroll	19.62%	20.09%	20.14%	20.71%	18.39%	16.74%	16.88%	17.57%	16.81%	15.52%

Notes to Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*.

Valuation Date: 10/1/23

General Employees' only includes the City portion.

Actuarially determined contribution rates are calculated as of October 1, which is 15 months prior to the expected contribution date.

Prepaid contributions were used to meet the remaining of the actuarially determined contribution for the fiscal year ended September 30, 2015.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level Dollar, closed
Remaining Amortization Period:	10 Years (as of 10/01/2023)
Asset Valuation Method:	20% of the difference between FV and expected actuarial asset
Inflation:	2.25%
Salary Increase:	3.40% to 6.50%
Interest Rate	6.8%
Retirement Age	Experience-based table of rates specific to type of eligibility condition
Early Retirement	Age 55 and 10 years of service
Cost-of-Living Adjustment	None

Changes of Benefit Terms:

There have been no changes in benefits since the prior valuation.

Changes of Assumptions:

For 2023, there were no significant assumption changes to calculate the contribution.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Actuarially Determined Contributions (Police Officers')

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	$ 5,157	$ 4,162	$ 3,417	$ 2,882	$ 3,051	$ 2,793	$ 2,554	$ 2,640	$ 2,626	$ 2,464
Contributions in Relation to the Actuarially Determined Contributions	4,184	3,395	2,964	3,196	2,548	2,951	2,693	2,717	2,537	2,530
Contribution Deficiency (Excess)	973	767	453	(314)	503	(158)	(139)	(77)	89	(66)
Covered Payroll	$ 12,317	$11,236	$11,049	$ 9,896	$ 9,354	$ 9,068	$ 8,550	$ 7,921	$ 7,725	$ 7,506
Contributions as a percentage of Covered Payroll	33.97%	30.22%	26.83%	32.30%	27.24%	32.54%	31.50%	34.30%	32.84%	33.71%

Notes to Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*, except for the 09/30/15 measurement period which includes DROP payroll.

Valuation Date: 10/1/24

Actuarially determined contribution rates are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level % of pay, closed
Remaining Amortization Period:	30 Years (as of 10/01/2024)
Asset Valuation Method:	4 Year geometric average of fair value returns
Salary Increase:	Service based
Inflation:	2.50%
Interest Rate	7.1%, net of investment related expenses
Mortality:	PubG.H-2010 and PubS.H-2010, separate assumptions for Healthy Active Lives, Healthy Inactive Lives, and Disabled Lives
Retirement Age	Age 50 and 25 years of credited service
Early Retirement	Subsidized benefit - 2% age 40-44, 10% age 45 and older
Cost-of-Living Adjustment	1% increase in benefits annually

Changes of Benefit Terms:

For measurement date 09/30/20, amounts reported as changes of benefit terms was a result of the adoption of Ordinance No. 3027 which made changes. Please see Required Supplementary Information Schedule "Net Pension Liability and Related Ratios - Police Officers" for details.

Changes of Assumptions:

For measurement dates 09/30/24, 09/30/20, 09/30/18 and 09/30/16, the assumed rates of mortality were changed. Please see Required Supplementary Information Schedule "Net Pension Liability and Related Ratios - Police Officers" for details.

CITY OF KISSIMMEE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025
(In Thousands)

Schedule of Actuarially Determined Contributions (Firefighters')

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	$ 4,706	$ 3,765	$ 3,684	$ 3,527	$ 2,962	$ 2,647	$ 2,450	$ 2,286	$ 2,465	$ 1,880
Contributions in Relation to the Actuarially Determined Contributions	3,829	3,558	3,756	3,082	2,698	2,490	2,276	2,472	1,912	1,171
Contribution Deficiency (Excess)	877	207	(72)	445	264	157	174	(186)	553	709
Covered Payroll	$ 10,238	$ 9,898	$ 7,636	$ 7,548	$ 7,557	$ 6,712	$ 6,183	$ 5,756	$ 5,829	$ 4,557
Contributions as a percentage of Covered Payroll	37.40%	35.95%	49.19%	40.83%	35.70%	37.10%	36.81%	42.95%	32.80%	25.70%

Notes to Schedule:

The covered payroll numbers presented are in compliance with GASB Statement No. 82, *Pension Issues*, except for the 09/30/15 measurement period which includes DROP payroll.

Valuation Date: 10/1/24

Actuarially determined contribution rates are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method:	Entry Age Normal
Amortization Method:	Level % of pay, closed
Remaining Amortization Period:	30 Years (as of 10/01/2024)
Asset Valuation Method:	5 Year Smooth
Salary Increase:	Service based
Inflation:	2.70%
Interest Rate	7.10%
Mortality:	PubG.H-2010 and PubS.H-2010, separate assumptions for Healthy Active Lives, Healthy Inactive Lives, and Disabled Lives
Retirement Age	Age 50 and 10 years of service, or any age with 25 years of credit service
Early Retirement	Age 40 with ten years service or age 50 - subsidized benefit at 10% per year
Cost-of-Living Adjustment	None

Changes in Benefit Terms:

For measurement date 9/30/19, changes of benefit terms resulted from provisions of Chapter 112.1816 F.S.

Changes of Assumptions:

For measurement dates 9/30/24, 9/30/21, 9/30/20, 9/30/18, 9/30/17 and 9/30/16, several assumptions were changed. Please see Required Supplementary Information Schedule "Net Pension Liability and Related Ratios - Firefighters" for details.

Money-weighted Rate of Return

	General Employees'									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return										
Net of Investment Expense	9.04%	19.70%	9.28%	-14.35%	22.21%	8.06%	3.53%	7.04%	6.09%	6.09%

	Police Officers'									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return										
Net of Investment Expense	9.28%	21.37%	10.70%	-15.70%	20.17%	9.61%	3.82%	10.42%	10.74%	8.99%

	Firefighters'									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return										
Net of Investment Expense	10.41%	22.99%	10.69%	-16.37%	20.18%	9.42%	4.27%	8.03%	10.75%	8.90%

Schedule of Changes in the Total OPEB Liability and Related Ratios

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	$ 340	$ 340	$ 516	$ 477	$ 518	$ 402	$ 531	$ 544
Interest	293	270	179	183	226	267	271	233
Change of benefit terms	-	-	-	-	-	1	-	-
Difference between expected and actual experience	(450)	-	(709)	-	434	-	(255)	-
Change of assumptions and other inputs	858	(138)	(1,577)	176	(1,482)	772	(894)	(270)
Benefit payments	(322)	(240)	(308)	(266)	(318)	(278)	(323)	(234)
Net change in total OPEB liability	719	232	(1,899)	570	(622)	1,164	(670)	273
Total OPEB liability - beginning	6,147	5,915	7,814	7,244	7,866	6,702	7,372	7,099
Total OPEB liability - ending	$ 6,866	$ 6,147	$ 5,915	$ 7,814	$ 7,244	$ 7,866	$ 6,702	$ 7,372
Covered-employee payroll	$ 46,288	$ 45,555	$ 35,397	$ 37,040	$ 34,141	$ 30,714	$ 28,415	$ 26,226
Total OPEB liability as a percentage of covered-employee payroll	14.83%	13.49%	16.71%	21.10%	21.22%	25.61%	23.59%	28.11%

Fiscal year 2018 presents information on the Plan's measurement year ended September 30, 2017.

Notes to the Schedule:

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

Note 2: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75.

Note 3: Significant assumption change 2025: discount rate decreased to 3.81% from 4.63%.

OTHER SUPPLEMENTAL INFORMATION

Major Debt Service Fund Budgetary
Schedule – 2024A & B Bonds Debt Service
Non-Major Governmental Funds:
- Combining Financial Statements for All Non-major Governmental Funds and Individual Budgetary Comparison Schedules (GAAP Basis) for All Budgeted Nonmajor Governmental Funds

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2024A & B BONDS DEBT SERVICE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Principal Retirement	145	145	-
Interest and Fiscal Charges	3,452	3,452	-
Professional Fees	681	682	(1)
Total Expenditures	4,278	4,279	(1)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,278)	(4,279)	(1)
OTHER FINANCING SOURCES AND (USES)			
Transfers In	3,597	3,597	-
Transfers (Out)	(14,968)	(14,968)	-
Issuance of Notes Payable/Refunded Notes Payable	15,649	72,650	57,001
Notes/Bonds Premium	-	4,811	4,811
Total Other Financing Sources and (Uses)	4,278	66,090	61,812
Net Change in Fund Balance	-	61,811	61,811
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ 61,811	$ 61,811

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The City has the following nonmajor special revenue funds:

Budgeted Special Revenue Funds (GAAP Basis)

Local Option Gas Tax
To account for the City's share of the six-cent local option gas tax revenues designated for road improvements and maintenance projects.

Recreation Impact Fee Fund
To account for impact fees collected and spent based on charges to new living units constructed. Revenue is restricted for park acquisition and improvements. Impact fees are assessed based upon City ordinance and adopted pursuant to Florida Law.

Community Redevelopment Agency Downtown
To account for the operations of the Downtown Community Redevelopment Agency. Costs are funded with restricted incremental tax increases of property located within the CRA.

Community Redevelopment Agency Vine Street
To account for the operations of the Vine Street Community Redevelopment Agency. Costs are funded with restricted incremental tax increases of property located within the CRA.

Building Division
To account for the collection of building permit revenues and payment of expenditures associated with providing inspection related services.

Federal Grants Fund
To account for the revenues and expenditures related to several grant projects reimbursed by federal grantor agencies.

Shingle Creek Regional Trail
To account for the revenues and expenditures related LAP agreements with the Florida Department of Transportation to provide for the construction of the Shingle Creek Regional Trail.

Mobility Fee Fund
To account for mobility fees collected and spent based on charges to new living units constructed. Revenue is restricted for transportation improvements. Mobility fees are assessed based upon City ordinance and replace the transportation impact fee program.

Police Impact Fees Fund
To account for revenues and expenditures related to the City's impact fees for police capital needs from growth within the City.

Fire Impact Fees Fund
To account for revenues and expenditures related to the City's impact fees for fire capital needs from growth within the City.

State Housing Initiative Program
To account for revenues and expenditures related to the State Housing Initiative Program with funding provided by the Florida Housing Finance Corporation. These funds are used to provide down payment assistance, housing rehabilitation, foreclosure prevention, and rental deposit assistance.

NONMAJOR GOVERNMENTAL FUNDS - CONTINUED

Victims of Crime Act Grant
To account for revenues and expenditures related to the U.S. DOJ grant established under the 1984 Victims of Crime Act awarded for the various prevention programs.

Justice Assistance Grant
To account for the revenues and expenditures associated with the U. S. Department of Justice (DOJ), Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant (JAG) program.

Paving Assessments
To account for the costs associated with paving projects. One-third of the project costs are paid by the Gas Tax Fund while the remaining two-thirds are assessed to property owners.

Charter School
To account for the funds received from the Osceola County School District and related expenditures to the management firm that operates the City's charter school.

Neighborhood Stabilization and HOME
To account for revenues and expenditures related to the U.S. Department of Housing and Urban Development (HUD) housing assistance programs to qualifying low-income families.

Community Development Block Grant
To account for revenues and expenditures related to the Community Development Block Grant program for rehabilitation of specified redevelopment areas.

Non-Budgeted Special Revenue Funds

CARES Act Relief
To account for revenues and expenditures related to the U.S. Department of the Treasury COVID-19 assistance.

Section 8 HAPP
To account for expenditures associated with various housing related projects.

Police and Firefighters Premium Tax Trust
To account for excise tax imposed on homeowners' insurance premiums collected by the State of Florida Department of Revenue and remitted to the City. These tax revenues are to be used as retirement contributions to Police and Firefighters' Pension plans.

Supplementary Care
To account for revenue received from individuals buying supplementary care in the City cemetery. Interest can be transferred to the General Fund to defray the cost of cemetery operations and maintenance.

DEBT SERVICE FUNDS

Debt Service Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest. The City has the following nonmajor debt service funds:

Budgeted Debt Service Funds (GAAP Basis)

2015B Refunding Note
Accounts for the payment of principal and interest on the 2015B Refunding Note to refund the 2004 CRA Revenue Note. Tax increment financing revenues are used for annual debt service payments.

NONMAJOR GOVERNMENTAL FUNDS - CONTINUED

Budgeted Debt Service Funds (GAAP Basis)

2014A Revenue Note
Accounts for the payment of principal and interest on the 2014A Revenue Note. Monies from the one-cent sales tax are used for annual debt service payments.

2016 Revenue Note
Accounts for the payment of principal and interest on the 2016 Revenue Note. Monies from the one-cent sales tax are used for annual debt service payments.

2010B Refunding Revenue Note
Accounts for the payment of principal and interest on the 2010B Refunding Revenue Note. Monies from the Local Option sales tax are used for annual debt service payments.

2010C Refunding Revenue Note
Accounts for the payment of principal and interest on the 2010C Refunding Revenue Note. Monies from the Local Option gas tax are used for annual debt service payments.

2011B Capital Refunding Note
Accounts for the payment of principal and interest on the 2011B Capital Refunding Note. Revenue received from Local Option sales tax is used for annual debt service payments.

2022A Revenue Refunding Bond
Accounts for the payment of principal and interest on the 2022A Revenue Refunding Bond. Revenue received from half cent sales tax and communication service taxes is used for annual debt service payments.

2022B Revenue Refunding Bond
Accounts for the payment of principal and interest on the 2022B Revenue Refunding Bond. Revenue received from half cent sales tax and communication service taxes is used for annual debt service payments.

Non-Budgeted Debt Service Fund

FmHA Bond
Accounts for the payment of principal and interest on the 1980 and 1981 Excise Tax Revenue Bonds. Occupational license revenue is pledged for payment of these bonds. Transfers are made from the General Fund.

2021 Line of Credit Debt
Accounts for the payment of principal and interest on the 2021 Line of Credit. Monies from the one-cent sales tax are used for annual debt service payments.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital outlay. The City has the following capital projects funds:

Budgeted Capital Projects Fund (GAAP Basis)

2016 Revenue Note Construction
To account for the proceeds of the 2016 Refunding Revenue Note to be used for capital improvement projects.

2022 Bonds Capital Projects
To account for the proceeds of the 2022A and 2022B Revenue Refunding Bonds to be used for various improvement projects.

Non-Budgeted Capital Project Funds

2014A Note Capital Project
To account for the proceeds of the 2014A Revenue Note to be used for Lakefront Park and road improvement projects.

2010C Note Capital Project
To account for the proceeds of the 2010C Revenue Note to be used for road improvement projects.

Lakefront Sales Tax 2009A Capital Project Fund
To account for the proceeds of the 2009A Revenue Note to be used for the construction of projects in the Lakefront Restoration Project.

2018 Line of Credit
To account for the proceeds of the 2018 Line of Credit Direct Borrowing to be used for various improvement projects.

2017 Note Capital Projects
To account for the proceeds of the 2017 Commercial Note to be used for various improvement projects.

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CITY OF KISSIMMEE, FLORIDA
COMBINING BALANCE SHEET
ALL NONMAJOR GOVERNMENTAL FUNDS
September 30, 2025
(In Thousands)

	Total Nonmajor Special Revenue Funds	Total Nonmajor Debt Service Funds	Total Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
ASSETS				
Cash and Cash Equivalents	$ 52,595	$ 5,252	$ -	$ 57,847
Restricted Cash and Investments	-	-	5,355	5,355
Accounts Receivable (net)	2,937	-	-	2,937
Due from Other Governments	938	-	-	938
Advance to Other Funds	-	1,896	-	1,896
Total Assets	$ 56,470	$ 7,148	$ 5,355	$ 68,973
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts Payable	$ 781	$ -	$ 266	$ 1,047
Contracts Payable	3	-	7	10
Accrued Liabilities	-	5,202	-	5,202
Due to Other Funds	1,691	-	-	1,691
Due to Other Governments	31	-	-	31
Advanced Grants	1,148	-	-	1,148
Total Liabilities	3,654	5,202	273	9,129
Deferred Inflows of Resources				
Unavailable Earned Revenues	484	-	-	484
Total Deferred Inflows of Resources	484	-	-	484
Fund Balances:				
Nonspendable Advances	-	1,896	-	1,896
Nonspendable Supplementary Care	1,627	-	-	1,627
Restricted for Transportation Projects	23,918	-	-	23,918
Restricted for Public Safety Projects	600	-	-	600
Restricted for Development Services	4,070	-	-	4,070
Restricted for Economic Development	18,576	-	-	18,576
Restricted for Recreation Projects	3,924	-	-	3,924
Restricted for Construction Projects	-	-	5,082	5,082
Assigned for Debt Service	-	50	-	50
Unassigned (Deficit)	(383)	-	-	(383)
Total Fund Balances	52,332	1,946	5,082	59,360
Total Liabilities, Deferred Inflows and Fund Balances	$ 56,470	$ 7,148	$ 5,355	$ 68,973

CITY OF KISSIMMEE, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

ALL NONMAJOR GOVERNMENTAL FUNDS

Fiscal Year Ended September 30, 2025

(In Thousands)

	Total Nonmajor Special Revenue Funds	Total Nonmajor Debt Service Funds	Total Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
REVENUES				
Taxes	$ 3,097	$ -	$ -	$ 3,097
Permits, Fees and Special Assessments	6,738	-	-	6,738
Intergovernmental Revenues	8,575	-	-	8,575
Charges for Services	1,060	-	-	1,060
Investment Income (Loss)	2,555	-	3,066	5,621
Miscellaneous Revenues	925	-	-	925
Total Revenues	22,950	-	3,066	26,016
EXPENDITURES				
Current:				
General Government	2,335	-	13,776	16,111
Public Safety	6,501	-	-	6,501
Transportation	1,782	-	-	1,782
Economic Environment	2,068	-	-	2,068
Culture/Recreation	729	-	-	729
Debt Service:				
Principal Retirement	-	3,785	-	3,785
Interest and Fiscal Charges	-	2,834	-	2,834
Capital Outlay	-	-	3,853	3,853
Total Expenditures	13,415	6,619	17,629	37,663
Excess (Deficiency) of Revenues Over (Under) Expenditures	9,535	(6,619)	(14,563)	(11,647)
OTHER FINANCING SOURCES and (USES)				
Transfers In	4,029	6,615	15,589	26,233
Transfers (Out)	(14,656)	-	-	(14,656)
Total Other Financing Sources and (Uses)	(10,627)	6,615	15,589	11,577
Net Change in Fund Balances	(1,092)	(4)	1,026	(70)
Fund Balances - Beginning, Originally Stated	38,020	1,950	4,056	44,026
Restatement	15,404	-	-	15,404
Fund Balances - Beginning, As Restated	53,424	1,950	4,056	59,430
Fund Balances - Ending	$ 52,332	$ 1,946	$ 5,082	$ 59,360

CITY OF KISSIMMEE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2025
(In Thousands)

	Local Option Gas Tax	Recreation Impact Fee Fund	Community Redevelopment Agency Downtown	Community Redevelopment Agency Vine Street
ASSETS				
Cash and Cash Equivalents	$ 9,139	$ 3,860	$ 9,926	$ 8,346
Accounts Receivable (net)	-	66	-	181
Due from Other Governments	257	-	-	-
Total Assets	$ 9,396	$ 3,926	$ 9,926	$ 8,527
LIABILITIES				
Accounts Payable	$ 190	$ -	$ 74	$ 262
Contracts Payable	-	2	-	-
Due to Other Funds	-	-	-	-
Due to Other Governments	-	-	-	11
Advanced Grants	-	-	-	-
Total Liabilities	190	2	74	273
DEFERRED INFLOWS OF RESOURCES				
Unavailable Earned Revenues	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-
FUND BALANCES (DEFICITS)				
Nonspendable Supplementary Care	-	-	-	-
Restricted for Transportation Projects	9,206	-	-	-
Restricted for Public Safety Projects	-	-	-	-
Restricted for Development Services	-	-	-	-
Restricted for Economic Development	-	-	9,852	8,254
Restricted for Recreation Projects	-	3,924	-	-
Unassigned (Deficit)	-	-	-	-
Total Fund Balances (Deficits)	9,206	3,924	9,852	8,254
Total Liabilities, Deferred Inflows and Fund Balances	$ 9,396	$ 3,926	$ 9,926	$ 8,527

Building Division	Federal Grants Fund	Shingle Creek Regional Trail	Mobility Fee Fund	Police Impact Fees Fund	Fire Impact Fees Fund	State Housing Initiative Program
$ 1,964	$ -	$ -	$ 14,450	$ 378	$ 179	$ 1,815
2,167	-	-	257	-	147	-
-	465	-	-	-	-	-
$ 4,131	$ 465	$ -	$ 14,707	$ 378	$ 326	$ 1,815
$ 60	$ 50	$ -	$ -	$ 104	$ -	$ 3
1	-	-	-	-	-	-
-	134	76	-	-	-	199
-	-	-	-	-	-	-
-	-	-	-	-	-	1,148
61	184	76	-	104	-	1,350
-	461	-	-	-	-	-
-	461	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	14,707	-	-	-
-	-	-	-	274	326	-
4,070	-	-	-	-	-	-
-	-	-	-	-	-	465
-	-	-	-	-	-	-
-	(180)	(76)	-	-	-	-
4,070	(180)	(76)	14,707	274	326	465
$ 4,131	$ 465	$ -	$ 14,707	$ 378	$ 326	$ 1,815

Continued

CITY OF KISSIMMEE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2025
(In Thousands)

	Victim of Crime Act	Justice Assistance Grant	Paving Assessments	CARES Act Relief
ASSETS				
Cash and Cash Equivalents	$ -	$ -	$ 5	$ 1
Accounts Receivable (net)	-	-	-	-
Due from Other Governments	14	13	-	-
Total Assets	$ 14	$ 13	$ 5	$ 1
LIABILITIES				
Accounts Payable	$ -	$ -	$ -	$ -
Contracts Payable	-	-	-	-
Due to Other Funds	6	129	-	-
Due to Other Governments	-	-	-	-
Advanced Grants	-	-	-	-
Total Liabilities	6	129	-	-
DEFERRED INFLOWS OF RESOURCES				
Unavailable Earned Revenues	8	-	-	-
Total Deferred Inflows of Resources	8	-	-	-
FUND BALANCES (DEFICITS)				
Nonspendable Supplementary Care	-	-	-	-
Restricted for Transportation Projects	-	-	5	-
Restricted for Public Safety Projects	-	-	-	-
Restricted for Development Services	-	-	-	-
Restricted for Economic Development	-	-	-	1
Restricted for Recreation Projects	-	-	-	-
Unassigned (Deficit)	-	(116)	-	-
Total Fund Balances (Deficits)	-	(116)	5	1
Total Liabilities, Deferred Inflows and Fund Balances	$ 14	$ 13	$ 5	$ 1

Neighborhood Stabilization and Home	Community Development Block Grant	Section 8 HAPP Fund	Police and Firefighters Premium Tax Trust	Supplementary Care	Total Nonmajor Special Revenue Funds
$ 419	$ 482	$ 4	$ -	$ 1,627	$ 52,595
116	3	-	-	-	2,937
139	50	-	-	-	938
$ 674	$ 535	$ 4	$ -	$ 1,627	$ 56,470
$ 9	$ 29	$ -	$ -	$ -	$ 781
-	-	-	-	-	3
661	486	-	-	-	1,691
-	20	-	-	-	31
-	-	-	-	-	1,148
670	535	-	-	-	3,654
4	11	-	-	-	484
4	11	-	-	-	484
-	-	-	-	1,627	1,627
-	-	-	-	-	23,918
-	-	-	-	-	600
-	-	-	-	-	4,070
-	-	4	-	-	18,576
-	-	-	-	-	3,924
-	(11)	-	-	-	(383)
-	(11)	4	-	1,627	52,332
$ 674	$ 535	$ 4	$ -	$ 1,627	$ 56,470

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
For the Year Ended September 30, 2025
(In Thousands)

	Local Option Gas Tax	Recreation Impact Fee Fund	Formerly Nonmajor State Grants Fund	Community Redevelopment Agency Downtown	Community Redevelopment Agency Vine Street
REVENUES					
Taxes	$ 3,097	$ -	$ -	$ -	$ -
Permits, Fees and Special Assessments	-	-	-	-	-
Intergovernmental Revenues	-	-	-	2,333	1,574
Charges for Services	-	878	-	-	-
Investment Income (Loss)	727	162	-	442	381
Miscellaneous Revenues	-	-	-	70	369
Total Revenues	3,824	1,040	-	2,845	2,324
EXPENDITURES					
Current:					
General Government	-	-	-	891	1,444
Public Safety	-	-	-	-	-
Transportation	1,776	-	-	-	-
Economic Environment	-	-	-	-	-
Culture/Recreation	-	455	-	-	-
Total Expenditures	1,776	455	-	891	1,444
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,048	585	-	1,954	880
OTHER FINANCING SOURCES and (USES)					
Transfers In	574	-	-	1,611	1,475
Transfers (Out)	(11,365)	(500)	-	(1,314)	(848)
Total Other Financing Sources and (Uses)	(10,791)	(500)	-	297	627
Net Change in Fund Balances	(8,743)	85	-	2,251	1,507
Fund Balances (Deficits) - Beginning, Originally Stated	-	3,839	2,545	7,601	6,747
Restatement	17,949	-	(2,545)	-	-
Fund Balances (Deficit) - Beginning, As Restated	17,949	3,839	-	7,601	6,747
Fund Balances (Deficits) - Ending	$ 9,206	$ 3,924	$ -	$ 9,852	$ 8,254

Building Division	Federal Grants Fund	Shingle Creek Regional Trail	Mobility Fee Fund	Police Impact Fees Fund	Fire Impact Fees Fund	State Housing Initiative Program
$ -	$ -	$ -	$ -	$ -	$ -	$ -
4,597	-	-	1,588	243	300	-
-	337	-	-	-	-	1,057
182	-	-	-	-	-	-
97	-	-	580	11	5	85
59	-	-	-	-	-	-
4,935	337	-	2,168	254	305	1,142
-	-	-	-	-	-	-
4,028	61	-	-	-	-	-
-	6	-	-	-	-	-
-	98	-	-	-	-	1,057
-	274	-	-	-	-	-
4,028	439	-	-	-	-	1,057
907	(102)	-	2,168	254	305	85
30	-	-	-	-	-	-
(172)	(18)	-	(436)	-	-	-
(142)	(18)	-	(436)	-	-	-
765	(120)	-	1,732	254	305	85
3,305	(60)	(76)	12,975	20	21	380
-	-	-	-	-	-	-
3,305	(60)	(76)	12,975	20	21	380
$ 4,070	$ (180)	$ (76)	$ 14,707	$ 274	$ 326	$ 465

Continued

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
For the Year Ended September 30, 2025
(In Thousands)

	Victim of Crime Act	Justice Assistance Grant	Paving Assessments	CARES Act Relief
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Permits, Fees and Special Assessments	-	-	10	-
Intergovernmental Revenues	51	43	-	-
Charges for Services	-	-	-	-
Investment Income (Loss)	-	-	1	-
Miscellaneous Revenues	-	-	24	-
Total Revenues	51	43	35	-
EXPENDITURES				
Current:				
General Government	-	-	-	-
Public Safety	53	353	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Culture/Recreation	-	-	-	-
Total Expenditures	53	353	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2)	(310)	35	-
OTHER FINANCING SOURCES and (USES)				
Transfers In	2	310	-	-
Transfers (Out)	-	-	(3)	-
Total Other Financing Sources and (Uses)	2	310	(3)	-
Net Change in Fund Balances	-	-	32	-
Fund Balances (Deficits) - Beginning, Originally Stated	-	(116)	(27)	1
Restatement	-	-	-	-
Fund Balances (Deficit) - Beginning, As Restated	-	(116)	(27)	1
Fund Balances (Deficits) - Ending	$ -	$ (116)	$ 5	$ 1

Neighborhood Stabilization and Home	Community Development Block Grant	Section 8 HAPP Fund	Police and Firefighters Premium Tax Trust	Supplementary Care	Total Nonmajor Special Revenue Funds
$ -	$ -	$ -	$ -	$ -	$ 3,097
-	-	-	-	-	6,738
448	726	-	2,006	-	8,575
-	-	-	-	-	1,060
-	-	-	-	64	2,555
301	-	-	-	102	925
749	726	-	2,006	166	22,950
-	-	-	-	-	2,335
-	-	-	2,006	-	6,501
-	-	-	-	-	1,782
294	619	-	-	-	2,068
-	-	-	-	-	729
294	619	-	2,006	-	13,415
455	107	-	-	166	9,535
-	27	-	-	-	4,029
-	-	-	-	-	(14,656)
-	27	-	-	-	(10,627)
455	134	-	-	166	(1,092)
(455)	(145)	4	-	1,461	38,020
-	-	-	-	-	15,404
(455)	(145)	4	-	1,461	53,424
$ -	$ (11)	$ 4	$ -	$ 1,627	$ 52,332

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
LOCAL OPTION GAS TAX
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Taxes	$ 3,531	$ 3,097	$ (434)
Charges for Services	3	-	(3)
Investment Income (Loss)	15	727	712
Miscellaneous Revenues	1	-	(1)
Total Revenues	3,550	3,824	274
EXPENDITURES			
Transportation	10,857	1,776	9,081
Capital Outlay	1,160	-	1,160
Total Expenditures	12,017	1,776	10,241
Excess (Deficiency) of Revenues Over (Under) Expenditures	(8,467)	2,048	10,515
OTHER FINANCING SOURCES AND (USES)			
Transfers In	19,576	574	(19,002)
Transfers (Out)	(11,365)	(11,365)	-
Total Other Financing Sources and (Uses)	8,211	(10,791)	(19,002)
Net Change in Fund Balance	(256)	(8,743)	(8,487)
Fund Balance (Deficit) - Beginning	256	17,949	17,693
Fund Balance (Deficit) - Ending	$ -	$ 9,206	$ 9,206

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
RECREATION IMPACT FEE FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Charges for Services	$ 250	$ 878	$ 628
Investment Income (Loss)	5	162	157
Total Revenues	255	1,040	785
EXPENDITURES			
Culture/Recreation	1,785	455	1,330
Capital Outlay	1,141	-	1,141
Total Expenditures	2,926	455	2,471
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,671)	585	3,256
OTHER FINANCING SOURCES AND (USES)			
Transfers In	2,842	-	(2,842)
Transfers (Out)	(500)	(500)	-
Total Other Financing Sources and (Uses)	2,342	(500)	(2,842)
Net Change in Fund Balance	(329)	85	414
Fund Balance (Deficit) - Beginning	329	3,839	3,510
Fund Balance (Deficit) - Ending	$ -	$ 3,924	$ 3,924

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY DOWNTOWN
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 2,325	$ 2,333	$ 8
Investment Income (Loss)	10	442	432
Miscellaneous Revenues	71	70	(1)
Total Revenues	2,406	2,845	439
EXPENDITURES			
General Government	3,817	891	2,926
Capital Outlay	5,961	-	5,961
Total Expenditures	9,778	891	8,887
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,372)	1,954	9,326
OTHER FINANCING SOURCES AND (USES)			
Transfers In	8,351	1,611	(6,740)
Transfers (Out)	(1,282)	(1,314)	(32)
Proceeds from Sale of Capital Assets	-	-	-
Total Other Financing Sources and (Uses)	7,069	297	(6,772)
Net Change in Fund Balance	(303)	2,251	2,554
Fund Balance (Deficit) - Beginning	303	7,601	7,298
Fund Balance (Deficit) - Ending	$ -	$ 9,852	$ 9,852

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY VINE STREET
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 1,572	$ 1,574	$ 2
Investment Income (Loss)	5	381	376
Miscellaneous Revenues	-	369	369
Total Revenues	1,577	2,324	747
EXPENDITURES			
General Government	5,692	1,444	4,248
Capital Outlay	2,914	-	2,914
Total Expenditures	8,606	1,444	7,162
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,029)	880	7,909
OTHER FINANCING SOURCES AND (USES)			
Transfers In	5,765	1,475	(4,290)
Transfers (Out)	-	(848)	(848)
Total Other Financing Sources and (Uses)	5,765	627	(5,138)
Net Change in Fund Balance	(1,264)	1,507	2,771
Fund Balance (Deficit) - Beginning	1,264	6,747	5,483
Fund Balance (Deficit) - Ending	$ -	$ 8,254	$ 8,254

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
BUILDING DIVISION
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Permits, Fees and Special Assessments	$ 3,220	$ 4,597	$ 1,377
Charges for Services	150	182	32
Investment Income (Loss)	25	97	72
Miscellaneous Revenues	-	59	59
Total Revenues	3,395	4,935	1,540
EXPENDITURES			
Public Safety	5,256	4,028	1,228
Capital Outlay	1,752	-	1,752
Total Expenditures	7,008	4,028	2,980
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,613)	907	4,520
OTHER FINANCING SOURCES AND (USES)			
Transfers In	3,284	30	(3,254)
Transfers (Out)	(172)	(172)	-
Total Other Financing Sources and (Uses)	3,112	(142)	(3,254)
Net Change in Fund Balance	(501)	765	1,266
Fund Balance (Deficit) - Beginning	501	3,305	2,804
Fund Balance (Deficit) - Ending	$ -	$ 4,070	$ 4,070

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
FEDERAL GRANTS FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 1,913	$ 337	$ (1,576)
Miscellaneous Revenues	-	-	-
Total Revenues	1,913	337	(1,576)
EXPENDITURES			
General Government	18	-	18
Public Safety	70	61	9
Transportation	4,370	6	4,364
Economic Environment	397	98	299
Culture/Recreation	788	274	514
Capital Outlay	1,800	-	1,800
Total Expenditures	7,443	439	7,004
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,530)	(102)	5,428
OTHER FINANCING SOURCES AND (USES)			
Transfers (Out)	(19)	(18)	1
Total Other Financing Sources and (Uses)	(19)	(18)	1
Net Change in Fund Balance	(5,549)	(120)	5,429
Fund Balance (Deficit) - Beginning	5,549	(60)	(5,609)
Fund Balance (Deficit) - Ending	$ -	$ (180)	$ (180)

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
SHINGLE CREEK REGIONAL TRAIL
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Miscellaneous Revenues	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Transportation	151	-	151
Total Expenditures	151	-	151
Excess (Deficiency) of Revenues Over (Under) Expenditures	(151)	-	151
OTHER FINANCING SOURCES AND (USES)			
Transfers (Out)	-	-	-
Total Other Financing Sources and (Uses)	-	-	-
Net Change in Fund Balance	(151)	-	151
Fund Balance (Deficit) - Beginning	151	(76)	(227)
Fund Balance (Deficit) - Ending	$ -	$ (76)	$ (76)

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
MOBILITY FEE FUND
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Permits, Fees and Special Assessments	$ 996	$ 1,588	$ 592
Investment Income (Loss)	35	580	545
Total Revenues	1,031	2,168	1,137
EXPENDITURES			
Transportation	500	-	500
Capital Outlay	8,412	-	8,412
Total Expenditures	8,912	-	8,912
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,881)	2,168	10,049
OTHER FINANCING SOURCES AND (USES)			
Transfers In	8,319	-	(8,319)
Transfers (Out)	(438)	(436)	2
Total Other Financing Sources and (Uses)	7,881	(436)	(8,317)
Net Change in Fund Balance	-	1,732	1,732
Fund Balance (Deficit) - Beginning	-	12,975	12,975
Fund Balance (Deficit) - Ending	$ -	$ 14,707	$ 14,707

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
STATE HOUSING INITIATIVE PROGRAM
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 648	$ 1,057	$ 409
Investment Income (Loss)	-	85	85
Total Revenues	648	1,142	494
EXPENDITURES			
Economic Environment	2,532	1,057	1,475
Total Expenditures	2,532	1,057	1,475
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,884)	85	1,969
OTHER FINANCING SOURCES AND (USES)			
Transfers In	1,525	-	(1,525)
Total Other Financing Sources and (Uses)	1,525	-	(1,525)
Net Change in Fund Balance	(359)	85	444
Fund Balance (Deficit) - Beginning	359	380	21
Fund Balance (Deficit) - Ending	$ -	$ 465	$ 465

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
VICTIM OF CRIME ACT
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 56	$ 51	$ (5)
Total Revenues	56	51	(5)
EXPENDITURES			
Public Safety	56	53	3
Total Expenditures	56	53	3
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(2)	(2)
OTHER FINANCING SOURCES AND (USES)			
Transfers In	-	2	2
Total Other Financing Sources and (Uses)	-	2	2
Net Change in Fund Balance	-	-	-
Fund Balance (Deficit) - Beginning	-	-	-
Fund Balance (Deficit) - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
JUSTICE ASSISTANCE GRANT
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 78	$ 43	$ (35)
Total Revenues	78	43	(35)
EXPENDITURES			
Public Safety	388	353	35
Total Expenditures	388	353	35
Excess (Deficiency) of Revenues Over (Under) Expenditures	(310)	(310)	-
OTHER FINANCING SOURCES AND (USES)			
Transfers In	310	310	-
Total Other Financing Sources and (Uses)	310	310	-
Net Change in Fund Balance	-	-	-
Fund Balance (Deficit) - Beginning	-	(116)	(116)
Fund Balance (Deficit) - Ending	$ -	$ (116)	$ (116)

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
PAVING ASSESSMENTS
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Permits, Fees and Special Assessments	$ 10	$ 10	$ -
Investment Income (Loss)	-	1	1
Miscellaneous Revenues	-	24	24
Total Revenues	10	35	25
EXPENDITURES			
Transportation	5	-	5
Total Expenditures	5	-	5
Excess (Deficiency) of Revenues Over (Under) Expenditures	5	35	30
OTHER FINANCING SOURCES AND (USES)			
Transfers (Out)	(5)	(3)	2
Total Other Financing Sources and (Uses)	(5)	(3)	2
Net Change in Fund Balance	-	32	32
Fund Balance (Deficit) - Beginning	-	(27)	(27)
Fund Balance (Deficit) - Ending	$ -	$ 5	$ 5

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
NEIGHBORHOOD STABILIZATION AND HOME
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ -	$ 448	$ 448
Miscellaneous Revenues	298	301	3
Total Revenues	298	749	451
EXPENDITURES			
Economic Environment	1,419	294	1,125
Total Expenditures	1,419	294	1,125
Net Change in Fund Balance	(1,121)	455	1,576
Fund Balance (Deficit) - Beginning	1,121	(455)	(1,576)
Fund Balance (Deficit) - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY DEVELOPMENT BLOCK GRANT
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Intergovernmental Revenues	$ 897	$ 726	$ (171)
Total Revenues	897	726	(171)
EXPENDITURES			
Economic Environment	1,885	619	1,266
Total Expenditures	1,885	619	1,266
Excess (Deficiency) of Revenues Over (Under) Expenditures	(988)	107	1,095
OTHER FINANCING SOURCES AND (USES)			
Transfers In	1,173	27	(1,146)
Transfers (Out)	(189)	-	189
Total Other Financing Sources and (Uses)	984	27	(957)
Net Change in Fund Balance	(4)	134	138
Fund Balance (Deficit) - Beginning	4	(145)	(149)
Fund Balance (Deficit) - Ending	$ -	$ (11)	$ (11)

CITY OF KISSIMMEE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
September 30, 2025
(In Thousands)

	2015B Refunding Note	2014A Revenue Note	2016 Revenue Note	2010B Refunding Revenue Note
ASSETS				
Cash and Cash Equivalents	$ 303	$ 558	$ 1,590	$ 740
Advance to Other Funds	-	-	-	-
Total Assets	$ 303	$ 558	$ 1,590	$ 740
LIABILITIES				
Accrued Liabilities	$ 303	$ 558	$ 1,577	$ 740
Total Liabilities	303	558	1,577	740
FUND BALANCE				
Nonspendable Advances	-	-	-	-
Assigned for Debt Service	-	-	13	-
Total Fund Balances	-	-	13	-
Total Liabilities and Fund Balances	$ 303	$ 558	$ 1,590	$ 740

2010C Refunding Revenue Note	2011B Capital Refunding Note	2021 Line of Credit Debt	2022A Revenue Refunding Bond Debt	2022B Revenue Refunding Bond Debt	Total Nonmajor Debt Service Funds
$ 272	$ 758	$ 17	$ 942	$ 72	$ 5,252
-	-	-	1,896	-	1,896
$ 272	$ 758	$ 17	$ 2,838	$ 72	$ 7,148
$ 272	$ 758	$ -	$ 927	$ 67	$ 5,202
272	758	-	927	67	5,202
-	-	-	1,896	-	1,896
-	-	17	15	5	50
-	-	17	1,911	5	1,946
$ 272	$ 758	$ 17	$ 2,838	$ 72	$ 7,148

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR DEBT SERVICE FUNDS
For the Year Ended September 30, 2025
(In Thousands)

	2015B Refunding Note	2014A Revenue Note	2016 Revenue Note	2010B Refunding Revenue Note
REVENUES				
Investment Income (Loss)	$ -	$ -	$ -	$ -
Total Revenues	-	-	-	-
EXPENDITURES				
Debt Service				
Principal Retirement	275	475	855	730
Interest and Fiscal Charges	57	166	1,443	20
Total Expenditures	332	641	2,298	750
Excess (Deficiency) of Revenues Over (Under) Expenditures	(332)	(641)	(2,298)	(750)
OTHER FINANCING SOURCES AND (USES)				
Transfers In	332	641	2,294	750
Total Other Financing Sources And (Uses)	332	641	2,294	750
Net Change in Fund Balances	-	-	(4)	-
Fund Balances - Beginning	-	-	17	-
Fund Balances - Ending	$ -	$ -	$ 13	$ -

2010C Refunding Revenue Note	2011B Capital Refunding Note	2021 Line of Credit Debt	2022A Revenue Refunding Bond Debt	2022B Revenue Refunding Bond Debt	Total Nonmajor Debt Service Funds
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
250	745	-	455	-	3,785
44	26	-	943	135	2,834
294	771	-	1,398	135	6,619
(294)	(771)	-	(1,398)	(135)	(6,619)
294	771	-	1,398	135	6,615
294	771	-	1,398	135	6,615
-	-	-	-	-	(4)
-	-	17	1,911	5	1,950
$ -	$ -	$ 17	$ 1,911	$ 5	$ 1,946

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2015B REFUNDING NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Debt Service			
Principal Retirement	275	275	-
Interest and Fiscal Charges	57	57	-
Total Expenditures	332	332	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(332)	(332)	-
OTHER FINANCING SOURCES			
Transfers In	332	332	-
Total Other Financing Sources	332	332	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2014A REVENUE NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Debt Service			
Principal Retirement	475	475	-
Interest and Fiscal Charges	166	166	-
Total Expenditures	641	641	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(641)	(641)	-
OTHER FINANCING SOURCES			
Transfers In	641	641	-
Total Other Financing Sources	641	641	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2016 REVENUE NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Miscellaneous Revenues	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Principal Retirement	855	855	-
Interest and Fiscal Charges	1,443	1,443	-
Capital Outlay	18	-	18
Total Expenditures	2,316	2,298	18
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,316)	(2,298)	18
OTHER FINANCING SOURCES			
Transfers In	2,316	2,294	(22)
Total Other Financing Sources	2,316	2,294	(22)
Net Change in Fund Balance	-	(4)	(4)
Fund Balance - Beginning	-	17	17
Fund Balance - Ending	$ -	$ 13	$ 13

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2010B REFUNDING REVENUE NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Debt Service			
Principal Retirement	730	730	-
Interest and Fiscal Charges	20	20	-
Total Expenditures	750	750	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(750)	(750)	-
OTHER FINANCING SOURCES			
Transfers In	750	750	-
Total Other Financing Sources	750	750	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2010C REFUNDING REVENUE NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Debt Service			
Principal Retirement	250	250	-
Interest and Fiscal Charges	44	44	-
Total Expenditures	294	294	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(294)	(294)	-
OTHER FINANCING SOURCES			
Transfers In	294	294	-
Total Other Financing Sources	294	294	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2011B CAPITAL REFUNDING NOTE
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Debt Service			
Principal Retirement	745	745	-
Interest and Fiscal Charges	26	26	-
Total Expenditures	771	771	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(771)	(771)	-
OTHER FINANCING SOURCES			
Transfers In	771	771	-
Total Other Financing Sources	771	771	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2022A REVENUE REFUNDING BOND DEBT
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Principal Retirement	435	455	(20)
Interest and Fiscal Charges	954	943	11
Capital Outlay	3,245	-	3,245
Total Expenditures	4,634	1,398	3,236
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,634)	(1,398)	3,236
OTHER FINANCING SOURCES			
Transfers In	4,634	1,398	(3,236)
Total Other Financing Sources	4,634	1,398	(3,236)
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	1,911	1,911
Fund Balance - Ending	$ -	$ 1,911	$ 1,911

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2022B REVENUE REFUNDING BOND DEBT
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Interest and Fiscal Charges	135	135	-
Total Expenditures	135	135	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(135)	(135)	-
OTHER FINANCING SOURCES			
Transfers In	135	135	-
Total Other Financing Sources	135	135	-
Net Change in Fund Balance	-	-	-
Fund Balance - Beginning	-	5	5
Fund Balance - Ending	$ -	$ 5	$ 5

CITY OF KISSIMMEE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECTS FUNDS
September 30, 2025
(In Thousands)

	2014A Note Capital Project	2010C Note Capital Project	2024A Bonds Capital Projects	2016 Revenue Note Construction
ASSETS				
Restricted Cash and Investments	$ 168	$ 17	$ 1,269	$ 317
Total Assets	$ 168	$ 17	$ 1,269	$ 317
LIABILITIES				
Accounts Payable	$ -	$ -	$ 205	$ 61
Contracts Payable	-	-	7	-
Total Liabilities	-	-	212	61
FUND BALANCES				
Restricted for Construction Projects	168	17	1,057	256
Total Fund Balances	168	17	1,057	256
Total Liabilities and Fund Balances	$ 168	$ 17	$ 1,269	$ 317

Lakefront Sales Tax 2009A Capital Project	2018 Line of Credit	2017 Note Capital Project	2022 Bonds Capital Projects	CRA Vine Street Capital Projects	Total Nonmajor Capital Projects Funds
$ 2	$ 12	$ 20	$ 3,074	$ 476	$ 5,355
$ 2	$ 12	$ 20	$ 3,074	$ 476	$ 5,355
$ -	$ -	$ -	$ -	$ -	$ 266
-	-	-	-	-	7
-	-	-	-	-	273
2	12	20	3,074	476	5,082
2	12	20	3,074	476	5,082
$ 2	$ 12	$ 20	$ 3,074	$ 476	$ 5,355

CITY OF KISSIMMEE, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR CAPITAL PROJECTS FUNDS

For the Fiscal Year Ended September 30, 2025

(In Thousands)

	2014A Note Capital Project	2010C Note Capital Project	2024A Bonds Capital Projects	2016 Revenue Note Construction
REVENUES				
Investment Income (Loss)	$ 7	$ 1	$ 2,718	$ 29
Total Revenues	7	1	2,718	29
EXPENDITURES				
General Government	-	-	70	-
Capital Outlay	-	-	2,559	519
Total Expenditures	-	-	2,629	519
Excess (Deficiency) of Revenues Over (Under) Expenditures	7	1	89	(490)
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	968	-
Total Other Financing Sources (Uses)	-	-	968	-
Net Change in Fund Balances	7	1	1,057	(490)
Fund Balances - Beginning	161	16	-	746
Fund Balances - Ending	$ 168	$ 17	$ 1,057	$ 256

Lakefront Sales Tax 2009A Capital Project	2018 Line of Credit	2017 Note Capital Project	2022 Bonds Capital Projects	CRA Vine Street Capital Projects	Total Nonmajor Capital Projects Funds
$ -	$ 2	$ 1	$ 126	$ 182	$ 3,066
-	2	1	126	182	3,066
-	-	-	-	13,706	13,776
-	-	-	775	-	3,853
-	-	-	775	13,706	17,629
-	2	1	(649)	(13,524)	(14,563)
-	-	-	621	14,000	15,589
-	-	-	621	14,000	15,589
-	2	1	(28)	476	1,026
2	10	19	3,102	-	4,056
$ 2	$ 12	$ 20	$ 3,074	$ 476	$ 5,082

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2024A BONDS CAPITAL PROJECTS
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ 2,718	$ 2,718
Total Revenues	-	2,718	2,718
EXPENDITURES			
General Government	-	70	(70)
Capital Outlay	62,750	2,559	60,191
Total Expenditures	62,750	2,629	60,121
Excess (Deficiency) of Revenues Over (Under) Expenditures	(62,750)	89	62,839
OTHER FINANCING SOURCES (USES)			
Transfers In	-	968	968
Issuance of Notes Payable/Refunded Notes Payable	62,750	-	(62,750)
Total Other Financing Sources (Uses)	62,750	968	(61,782)
Net Change in Fund Balance	-	1,057	1,057
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ 1,057	$ 1,057

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2016 REVENUE NOTE CONSTRUCTION
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ 29	$ 29
Miscellaneous Revenues	-	-	-
Total Revenues	-	29	29
EXPENDITURES			
Capital Outlay	595	519	76
Total Expenditures	595	519	76
Net Change in Fund Balance	(595)	(490)	105
Fund Balance - Beginning	595	746	151
Fund Balance - Ending	$ -	$ 256	$ 256

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
2022 BONDS CAPITAL PROJECTS
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ 126	$ 126
Total Revenues	-	126	126
EXPENDITURES			
Capital Outlay	2,352	775	1,577
Total Expenditures	2,352	775	1,577
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,352)	(649)	1,703
OTHER FINANCING SOURCES (USES)			
Transfers In	1,297	621	(676)
Total Other Financing Sources (Uses)	1,297	621	(676)
Net Change in Fund Balance	(1,055)	(28)	1,027
Fund Balance - Beginning	1,055	3,102	2,047
Fund Balance - Ending	$ -	$ 3,074	$ 3,074

CITY OF KISSIMMEE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
CRA VINE STREET CAPITAL PROJECTS
For the Year Ended September 30, 2025
(In Thousands)

	Budget	Actual Amounts	Variance with Budget - Over (Under)
REVENUES			
Investment Income (Loss)	$ -	$ 182	$ 182
Total Revenues	-	182	182
EXPENDITURES			
General Government	14,000	13,706	294
Total Expenditures	14,000	13,706	294
Excess (Deficiency) of Revenues Over (Under) Expenditures	(14,000)	(13,524)	476
OTHER FINANCING SOURCES (USES)			
Transfers In	-	14,000	14,000
Issuance of Notes Payable/Refunded Notes Payable	14,000	-	(14,000)
Total Other Financing Sources (Uses)	14,000	14,000	-
Net Change in Fund Balance	-	476	476
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ 476	$ 476

INTERNAL SERVICE FUNDS

The City has three internal service funds. These funds are used to accumulate costs related to various activities and charge them back to user departments. They are as follows:

Central Services
This fund accounts for costs associated with central services which include information technology, purchasing, warehouse, garage, building maintenance, and printing. Charges for services to other departments are based on actual costs incurred.

Health Insurance
This fund accounts for the City's self-funded employee health insurance plan. Costs include insurance costs, self-insurance claims expenses, and administrative costs. Charges for services are made to other departments based on estimated premiums.

Risk Management
This fund accounts for the City's risk management program. Costs include all insurance costs, self-insurance claims expenses, and administrative costs. Charges for services are made to other departments based on estimated premiums.

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
September 30, 2025
(In Thousands)

	Central Services	Health Insurance	Risk Management	Total
ASSETS				
Current Assets:				
Cash and Cash Equivalents	$ 4,260	$ 213	$ 1,683	$ 6,156
Accounts Receivable (net)	20	47	-	67
Due from Other Funds	-	-	1,724	1,724
Due from Other Governments	835	-	-	835
Due from TWA	173	-	1,268	1,441
Inventories	41	-	-	41
Leases Receivable	119	-	-	119
Total Current Assets	5,448	260	4,675	10,383
Capital Assets:				
Buildings	841	-	-	841
Improvements Other Than Buildings	3,756	90	125	3,971
Right-to-Use Equipment	44	-	-	44
Right to Use SBITA	1,738	-	1,259	2,997
Machinery, Equipment and Vehicles	3,348	38	219	3,605
Construction in Progress	28	-	-	28
Less: Accumulated Depreciation	(5,767)	(56)	(446)	(6,269)
Total Capital Assets	3,988	72	1,157	5,217
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Outflows Related to OPEB	81	-	-	81
Deferred Outflows Related to Pensions	101	-	-	101
Total Deferred Outflows of Resources	182	-	-	182
LIABILITIES				
Current liabilities:				
Accounts Payable	925	-	24	949
Contracts Payable	28	-	-	28
Due to KUA	1	-	-	1
Due to Other Funds	-	1,724	-	1,724
Compensated Absences Payable	83	-	-	83
Lease Liability Current	13	-	-	13
SBITA Liability Current	337	-	238	575
Other Postemployment Benefits Current	12	-	-	12
Estimated Claims Payable	-	438	2,197	2,635
Total current liabilities	1,399	2,162	2,459	6,020
Noncurrent liabilities:				
Compensated Absences Payable	334	-	-	334
Other Postemployment Benefits	374	-	-	374
Net Pension Liability	1,211	-	-	1,211
Lease Liability	3	-	-	3
SBITA Liability	600	-	756	1,356
Estimated Claims Payable	-	438	2,197	2,635
Total Noncurrent Liabilities	2,522	438	2,953	5,913
DEFERRED INFLOWS OF RESOURCES				
Deferred Inflows Related to Leases	96	-	-	96
Deferred Inflows Related to OPEB	156	-	-	156
Deferred Inflows Related to Pensions	741	-	-	741
Total Deferred Inflows of Resources	993	-	-	993
NET POSITION				
Net Investment in Capital Assets	3,007	72	163	3,242
Unrestricted	1,697	(2,340)	257	(386)
Total Net Position	$ 4,704	$ (2,268)	$ 420	$ 2,856

CITY OF KISSIMMEE, FLORIDA

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION

INTERNAL SERVICE FUNDS

For the Year Ended September 30, 2025

(In Thousands)

	Central Services	Health Insurance	Risk Management	Total
Operating Revenues:				
Charges for Services	$ 12,275	$ 12,654	$ 3,646	$ 28,575
Miscellaneous Revenues	176	32	-	208
Total Operating Revenues	12,451	12,686	3,646	28,783
Operating Expenses:				
Personal Services	4,146	-	-	4,146
Contracted Services	943	2,793	-	3,736
Supplies and Materials	125	83	78	286
Repairs and Maintenance	3,608	-	321	3,929
Other Services and Charges	1,775	-	276	2,051
Depreciation and Amortization	975	12	221	1,208
Claims/Premium Expense	196	10,724	4,420	15,340
Total Operating Expenses	11,768	13,612	5,316	30,696
Operating Income (Loss)	683	(926)	(1,670)	(1,913)
Nonoperating Revenues and Expenses:				
Interest Expense	(5)	-	(2)	(7)
Investment Income	105	-	153	258
Lease Revenues	78	-	-	78
Insurance Recoveries	-	-	354	354
Gain or (Loss) from Sale of Capital Assets	20	(6)	(339)	(325)
Total Nonoperating Revenues and Expenses	198	(6)	166	358
Income (Loss) Before Contributions and Transfers	881	(932)	(1,504)	(1,555)
Transfers In	264	38	-	302
Change in Net Position	1,145	(894)	(1,504)	(1,253)
Net Position - Beginning, Originally Reported	3,807	(1,374)	1,924	4,357
Restatement	(248)	-	-	(248)
Net Position (Deficit) - Beginning, as Restated	3,559	(1,374)	1,924	4,109
Total Net Position - Ending	$ 4,704	$ (2,268)	$ 420	$ 2,856

CITY OF KISSIMMEE, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For The Year Ended September 30, 2025
(In Thousands)

	Central Services	Health Insurance	Risk Management	Total
Cash Flows from Operating Activities				
Receipts from Customers and Users	$ 12,645	$ 12,679	$ 3,452	$ 28,776
Payments to Suppliers	(6,177)	(14,556)	(4,998)	(25,731)
Payments to Employees	(4,277)	-	-	(4,277)
Net Cash Provided (Used) by Operating Activities	2,191	(1,877)	(1,546)	(1,232)
Cash Flows from Noncapital Financing Activities				
Transfers in	264	38	-	302
Transfers (out)	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	264	1,762	(1,724)	302
Cash Flows from Capital and Related Financing Activities				
Acquisition/Construction of Capital Assets	(679)	-	-	(679)
Proceeds from Leasing Activities	81	-	-	81
SBITA Payable Principal Payments	(363)	-	-	(363)
SBITA Payable Interest Payments	(5)	-	-	(5)
Proceeds from Sales of Capital Assets	20	-	-	20
Proceeds from Insurance Recoveries	-	-	354	354
Net Cash Provided (Used) by Capital and Related Financing Activities	(946)	-	354	(592)
Cash Flows from Investing Activities				
Gain (Loss) on Investments	105	-	153	258
Net Cash Provided (Used) by Investing Activities	105	-	153	258
Net Increase (Decrease) in Cash and Cash Equivalents	1,614	(115)	(2,763)	(1,264)
Cash and Cash Equivalents at Beginning of Year	2,646	328	4,713	7,687
Cash and Cash Equivalents at End of Year	$ 4,260	$ 213	$ 1,950	$ 6,423
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	$ 683	$ (926)	$ (1,670)	$ (1,913)
Depreciation and Amortization	975	12	221	1,208
Changes in Assets and Liabilities:				
(Increase) Decrease in Due from TWA	489	-	(194)	295
(Increase) Decrease in Accounts Receivable	(1)	(7)	-	(8)
(Increase) Decrease in Due from Other Governments	(294)	-	-	(294)
(Increase) Decrease in Deferred Outflows OPEB	(26)	-	-	(26)
(Increase) Decrease in Deferred Outflows Pensions	45	-	-	45
(Increase) Decrease in Inventories	37	-	-	37
Increase (Decrease) in Accounts Payable	433	-	24	457
Increase (Decrease) in Claims Payable	-	(956)	73	(883)
Increase (Decrease) in OPEB	38	-	-	38
Increase (Decrease) in Compensated Absences	(42)	-	-	(42)
Increase (Decrease) in Net Pension Liability	(253)	-	-	(253)
Increase (Decrease) in Deferred Inflows OPEB	(14)	-	-	(14)
Increase (Decrease) in Deferred Inflows Pensions	121	-	-	121
Total Adjustments	1,508	(951)	124	681
Net Cash Provided (Used) by Operating Activities	$ 2,191	$ (1,877)	$ (1,546)	$ (1,232)
Noncash Activities				
Issuance of leases or SBITAs	$ 1,107	$ -	$ 1,259	$ 2,366

This part of the City of Kissimmee, Florida's annual comprehensive 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 City's overall financial health.

Financial Trends

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

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax

Debt Capacity

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

Demographic and Economic Information

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

Operating Information

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

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant years.

Schedule 1
City of Kissimmee, Florida

NET POSITION BY COMPONENT
(accrual basis of accounting)
(dollar amounts are expressed in thousands)

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 159,525	$ 171,862	$ 160,750	$ 168,706	$ 178,154	$ 184,731	$ 186,416	$ 199,077	$ 203,537	$ 224,636
Restricted	20,474	21,469	26,878	32,621	33,231	40,052	54,396	75,189	81,497	77,780
Unrestricted	(3,698)	(2,528)	(4,692)	125	(3,503)	2,108	1,634	(5,153)	4,073	793
Total governmental activities net position	$ 176,301	$ 190,803	$ 182,936	$ 201,452	$ 207,882	$ 226,891	$ 242,446	$ 269,113	$ 289,107	$ 303,209
Business-type activities										
Net investment in capital assets	$ 42,126	$ 43,725	$ 49,095	$ 49,355	$ 49,204	$ 51,601	$ 53,546	$ 54,092	$ 54,168	$ 65,628
Restricted	24	-	36	73	69	-	-	-	-	-
Unrestricted	2,996	1,879	1,874	3,277	4,273	2,845	4,809	9,153	10,932	10,889
Total business-type activities net position	$ 45,146	$ 45,604	$ 51,005	$ 52,705	$ 53,546	$ 54,446	$ 58,355	$ 63,245	$ 65,100	$ 76,517
Primary government										
Net investment in capital assets	$ 201,651	$ 215,587	$ 209,845	$ 218,061	$ 227,358	$ 236,332	$ 239,962	$ 253,169	$ 257,705	$ 290,264
Restricted	20,498	21,469	26,914	32,694	33,300	40,052	54,396	75,189	81,497	77,780
Unrestricted	(702)	(649)	(2,818)	3,402	770	4,953	6,443	4,000	15,005	11,682
Total primary government net position	$ 221,447	$ 236,407	$ 233,941	$ 254,157	$ 261,428	$ 281,337	$ 300,801	$ 332,358	$ 354,207	$ 379,726

Note:
(1) Fiscal year 2023 was restated for an error correction in business-type activities.

Schedule 2
City of Kissimmee, Florida

CHANGES IN NET POSITION
(accrual basis of accounting)
(dollar amounts are expressed in thousands)

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	$ 38,386	$ 37,622	$ 38,402	$ 41,436	$ 48,354	$ 46,066	$ 50,392	$ 60,491	$ 43,721	$ 59,366
Public safety	36,631	40,187	39,039	42,946	45,599	44,709	50,259	58,975	58,796	69,274
Physical environment	-	-	-	-	-	-	-	-	-	-
Transportation	18,435	6,651	10,834	13,908	8,049	9,079	14,312	11,297	35,173	13,249
Economic environment	389	1,103	1,944	1,302	997	1,468	1,228	1,084	1,803	3,344
Culture/Recreation	8,360	7,534	7,659	3,940	8,110	8,183	9,211	10,171	10,633	11,080
Interest on long-term debt	3,028	2,620	2,791	2,854	2,644	2,495	2,944	2,878	2,977	6,769
Total governmental activities expenses	$ 105,229	$ 95,717	$ 100,669	$ 106,386	$ 113,753	$ 112,000	$ 128,346	$ 144,896	$ 153,103	$ 163,082
Business-type activities:										
Stormwater	$ 4,029	$ 3,998	$ 4,633	$ 4,941	$ 4,885	$ 5,363	$ 5,258	$ 5,262	$ 6,008	$ 5,845
Airport	2,160	2,497	1,564	1,707	1,640	1,751	2,423	4,214	2,838	3,238
Solid waste	4,436	4,497	4,559	5,131	5,335	5,489	6,020	6,707	6,658	6,970
Total business-type activities expenses	$ 10,625	$ 10,992	$ 10,756	$ 11,779	$ 11,860	$ 12,603	$ 13,701	$ 16,183	$ 15,504	$ 16,053
Total primary government net expenses	$ 115,854	$ 106,709	$ 111,425	$ 118,165	$ 125,613	$ 124,603	$ 142,047	$ 161,079	$ 168,607	$ 179,135
Program revenues										
Governmental activities:										
Charges for services - general government	$ 21,855	$ 22,162	$ 22,737	$ 25,376	$ 26,837	$ 28,541	$ 30,526	$ 32,535	$ 32,593	$ 30,867
Charges for services - public safety	8,373	8,574	10,223	11,071	9,077	8,776	13,321	13,378	14,504	18,698
Charges for services - all others	2,064	1,981	2,094	1,928	824	1,247	1,620	1,553	1,629	1,744
Operating grants and contributions	951	1,374	1,296	2,900	1,236	2,400	5,646	9,665	3,619	5,416
Capital grants and contributions	11,361	5,322	10,921	7,545	5,815	9,125	4,589	11,888	3,321	10,469
Total governmental activities program revenues	$ 44,604	$ 39,413	$ 47,271	$ 48,820	$ 43,789	$ 50,089	$ 55,702	$ 69,019	$ 55,666	$ 67,194
Business-type activities:										
Charges for services - stormwater	$ 4,732	$ 5,105	$ 5,188	$ 5,561	$ 5,786	$ 5,860	$ 6,088	$ 6,582	$ 7,222	$ 7,682
Charges for services - airport	856	868	932	875	828	956	1,185	1,247	1,276	1,742
Charges for services - solid waste	4,772	5,066	5,010	5,362	5,844	5,938	6,229	7,070	7,915	8,040
Operating grants and contributions	-	-	-	-	157	254	312	79	63	34
Capital grants and contributions	1,007	651	2,615	2,022	580	1,007	2,879	6,326	1,054	10,730
Total business-type activities program revenues	$ 11,367	$ 11,690	$ 13,745	$ 13,820	$ 13,195	$ 14,015	$ 16,693	$ 21,304	$ 17,530	$ 28,228
Total primary government program revenues	$ 55,971	$ 51,103	$ 61,016	$ 62,640	$ 56,984	$ 64,104	$ 72,395	$ 90,323	$ 73,196	$ 95,422
Net (expense) / revenue										
Governmental activities	$ (60,625)	$ (56,304)	$ (53,398)	$ (57,566)	$ (69,964)	$ (61,911)	$ (72,644)	$ (75,877)	$ (97,437)	$ (95,888)
Business-type activities	742	698	2,989	2,041	1,335	1,412	2,992	5,121	2,026	12,175
Total primary government net expense	$ (59,883)	$ (55,606)	$ (50,409)	$ (55,525)	$ (68,629)	$ (60,499)	$ (69,652)	$ (70,756)	$ (95,411)	$ (83,713)

Continued next page

Schedule 2
City of Kissimmee, Florida

CHANGES IN NET POSITION
(accrual basis of accounting)
(dollar amounts are expressed in thousands)

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General revenues and other changes in net position										
Governmental activities:										
Property tax	$ 11,620	$ 12,275	$ 13,228	$ 14,608	$ 16,382	$ 17,739	$ 19,326	$ 21,733	$ 25,279	$ 28,210
Sales tax	11,885	12,412	5,318	5,434	4,567	5,460	6,618	6,951	6,646	6,501
Public service tax	6,703	6,892	6,979	7,024	7,141	7,233	7,459	7,777	8,008	8,194
Gas tax	2,773	2,657	2,811	2,831	2,525	2,767	2,968	3,265	3,095	3,097
Local option discretionary tax	-	-	7,986	8,144	7,048	8,555	10,783	11,448	11,481	11,628
State revenue sharing	2,339	2,579	2,735	2,914	2,654	3,178	3,941	4,420	4,296	4,326
Other Locally Assessed Utility Tax	-	-	-	1,650	1,664	1,727	1,838	1,883	1,924	2,000
Other taxes	2,738	2,872	3,109	1,914	2,397	3,629	2,327	4,854	5,229	6,305
Franchise fees (1)	165	154	179	184	177	197	230	216	220	214
Unrestricted intergovernmental revenues	23,911	23,371	25,531	25,546	25,641	27,090	30,159	30,044	31,732	31,161
Investment income (loss)	418	688	881	2,448	1,816	(71)	(406)	5,338	6,888	9,087
Miscellaneous revenues	1,385	1,092	1,201	2,557	1,708	1,916	2,292	2,453	2,042	2,058
Gain on sale of capital assets	-	168	26	127	2,062	942	-	1,453	9,635	-
Transfers in (out)	780	1,212	669	701	612	558	664	709	956	1,408
Total governmental activities	$ 64,717	$ 66,372	$ 70,653	$ 76,082	$ 76,394	$ 80,920	$ 88,199	$ 102,544	$ 117,431	$ 114,189
Business-type activities:										
Investment income (loss)	$ 24	$ 29	$ 45	$ 143	$ 105	$ 5	$ (19)	$ 470	$ 611	$ 604
Miscellaneous revenues	-	-	37	48	7	4	3	6	73	165
Gain on sale of capital assets	48	27	52	169	6	37	1,597	2	101	226
Transfers in (out)	(780)	(1,212)	(669)	(701)	(612)	(558)	(664)	(709)	(956)	(1,408)
Total business-type activities	$ (708)	$ (1,156)	$ (535)	$ (341)	$ (494)	$ (512)	$ 917	$ (231)	$ (171)	$ (413)
Total primary government	$ 64,009	$ 65,216	$ 70,118	$ 75,741	$ 75,900	$ 80,408	$ 89,116	$ 102,313	$ 117,260	$ 113,776
Change in net position										
Governmental activities	$ 4,092	$ 10,068	$ 17,255	$ 18,516	$ 6,430	$ 19,009	$ 15,555	$ 26,667	$ 19,994	$ 18,301
Business-type activities	34	(458)	2,454	1,700	841	900	3,909	4,890	1,855	11,762
	$ 4,126	$ 9,610	$ 19,709	$ 20,216	$ 7,271	$ 19,909	$ 19,464	$ 31,557	$ 21,849	$ 30,063

(1) Franchise fees reported in charges for services in 2007 and 2008; however, clarification determined classification proper as general revenues in 2009;
(2) During the fiscal year ended September 30, 2015, GASB Statement No. 68 was implemented resulting in adjustments to beginning net position. Periods prior to that fiscal year were not adjusted for these changes.
(3) During the fiscal year ended September 30, 2014, a restatement of net position for governmental activities was reported due to changes in accounting principles and prior period adjustments. Periods prior to September 30, 2014 were not adjusted for these changes.
(4) During the fiscal year ended September 30, 2018, GASB Statement No. 75 was implemented resulting in adjustments to beginning net position. Periods prior to that fiscal year were not adjusted for these changes.
(5) Fiscal year 2023 was restated for an error correction in the Airport activities.

Schedule 3
City of Kissimmee, Florida

FUND BALANCES, GOVERNMENTAL FUNDS
(modified accrual basis of accounting)
(dollar amounts are expressed in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General fund										
Nonspendable	$ 330	$ 339	$ 334	$ 361	$ 318	$ 317	$ 317	$ 364	$ 167	$ 164
Restricted	1,287	930	634	667	479	560	803	682	1,060	771
Committed	-	-	-	-	-	-	-	-	10,400	7,400
Assigned	2,188	1,814	1,971	736	3,768	3,448	7,203	9,352	8,074	12,527
Unassigned	23,449	25,435	28,350	31,723	30,432	35,067	36,588	36,121	35,874	40,124
Total general fund	$ 27,254	$ 28,518	$ 31,289	$ 33,487	$ 34,997	$ 39,392	$ 44,911	$ 46,519	$ 55,575	$ 60,986
All other governmental funds										
Nonspendable	$ 839	$ 883	$ 1,033	$ 995	$ 1,059	$ 1,135	$ 4,898	$ 4,601	$ 3,478	$ 3,523
Restricted	52,800	48,117	45,341	40,641	31,640	37,156	58,014	35,095	79,920	134,140
Assigned	103	59	59	59	59	76	96	96	54	50
Unassigned	(1,397)	(816)	(400)	(981)	(1,460)	(56)	(132)	33,849	(879)	(1,327)
Total all other governmental funds	$ 52,345	$ 48,243	$ 46,033	$ 40,714	$ 31,298	$ 38,311	$ 62,876	$ 73,641	$ 82,573	$ 136,386
Total fund balances all governmental funds	$ 79,599	$ 76,761	$ 77,322	$ 74,201	$ 66,295	$ 77,703	$ 107,787	$ 120,160	$ 138,148	$ 197,372

Schedule 4
City of Kissimmee, Florida

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
(modified accrual basis of accounting)
(dollar amounts are expressed in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	$ 28,398	$ 29,524	$ 31,276	$ 32,873	$ 33,367	$ 36,579	$ 40,734	$ 44,499	$ 48,116	$ 51,382
Permits, fees and special assessments	3,452	5,252	5,674	5,167	3,213	2,027	5,675	8,545	5,663	6,956
Intergovernmental revenues	41,969	42,524	45,836	48,997	47,542	57,318	59,580	65,471	62,473	60,940
Charges for services	8,689	8,483	9,881	10,090	8,871	10,627	12,216	12,720	13,356	15,400
Fines and forfeitures	455	697	387	923	403	326	655	568	655	1,036
Investment income (loss)	390	643	823	2,277	1,669	(53)	(355)	5,036	6,559	8,797
Miscellaneous revenues	766	743	810	1,901	999	1,573	1,640	2,408	2,844	2,705
Total revenues	$ 84,119	$ 87,866	$ 94,687	$ 102,228	$ 96,064	$ 108,397	$ 120,145	$ 139,247	$ 139,666	$ 147,216
Expenditures										
General government	$ 22,951	$ 23,576	$ 21,181	$ 24,413	$ 26,866	$ 24,340	$ 25,806	$ 43,409	$ 32,468	$ 45,107
Public safety	33,906	37,393	39,453	43,991	44,549	49,929	48,352	53,661	66,775	75,616
Transportation	10,803	10,017	10,691	11,972	9,923	11,689	12,854	10,857	8,606	16,507
Economic environment	429	899	1,943	1,302	997	1,468	1,937	1,087	2,207	3,344
Culture/Recreation	7,546	7,231	6,956	7,543	7,127	7,436	7,767	8,447	12,675	14,379
Debt service:										
Principal retirement	3,832	4,163	4,144	4,088	4,226	4,969	5,669	6,616	5,643	5,978
Interest and fiscal charges	2,246	2,764	2,939	2,991	2,782	2,620	2,715	3,009	3,109	6,387
Professional fees	438	17	13	24	23	36	390	20	23	696
Capital Outlay	6,504	10,778	14,058	15,391	10,444	43	18	1,945	4,110	3,853
Total expenditures	$ 88,655	$ 96,838	$ 101,378	$ 111,715	$ 106,937	$ 102,530	$ 105,508	$ 129,051	$ 135,616	$ 171,867
Excess of revenues over (under) expenditures	$ (4,536)	$ (8,972)	$ (6,691)	$ (9,487)	$ (10,873)	$ 5,867	$ 14,637	$ 10,196	$ 4,050	$ (24,651)
Other financing sources (uses)										
Transfers in	$ 51,835	$ 11,351	$ 10,224	$ 10,909	$ 10,796	$ 11,001	$ 13,393	$ 16,280	$ 27,088	$ 42,152
Transfers (out)	(50,716)	(10,112)	(9,537)	(10,162)	(10,184)	(10,472)	(12,759)	(15,586)	(26,230)	(41,046)
Proceeds from sale of capital assets	147	165	126	219	2,355	1,108	-	1,450	10,400	-
Issuance of notes payable	42,930	4,730	6,220	5,400	-	16,350	26,730	-	-	72,650
Issuance of financed purchase	-	-	-	-	-	-	-	-	1,584	2,421
Issuance of leases	-	-	219	-	-	3,904	4,433	33	1,097	2,886
Issuance premium	4,838	-	-	-	-	-	-	-	-	4,811
Payment to bond escrow agent	(10,464)	-	-	-	-	(16,350)	(16,350)	-	-	-
Total other financing sources (uses)	$ 38,570	$ 6,134	$ 7,252	$ 6,366	$ 2,967	$ 5,541	$ 15,447	$ 2,177	$ 13,939	$ 83,874
Net change in fund balances	$ 34,034	$ (2,838)	$ 561	$ (3,121)	$ (7,906)	$ 11,408	$ 30,084	$ 12,373	$ 17,989	$ 59,223
Debt service as a percentage of non-capital expenditures	9.0%	9.4%	9.2%	8.9%	8.1%	8.6%	9.2%	9.1%	9.6%	9.7%

Schedule 5
City of Kissimmee, Florida

ASSESSED AND ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years
(dollar amounts are expressed in thousands)

Fiscal Year	Assessed Values: Real Property	Assessed Values: Personal Property	Assessed Values: Total	Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2016	$ 3,221,933	$ 432,684	$ 3,654,617	$ 1,051,050	$ 2,603,567	4.6253	$ 2,603,567	140.370%
2017	3,672,184	565,323	4,237,507	1,261,016	2,976,491	4.6253	2,976,491	142.366%
2018	4,096,454	545,629	4,642,083	1,355,470	3,286,613	4.6253	3,286,613	141.242%
2019	4,576,175	657,682	5,233,857	1,555,998	3,677,859	4.6253	3,677,859	142.307%
2020	4,942,470	668,059	5,610,529	1,622,804	3,987,725	4.6253	3,987,725	140.695%
2021	5,349,402	741,001	6,090,403	1,743,350	4,347,053	4.6253	4,347,053	140.104%
2022	5,995,371	756,969	6,752,340	1,355,470	5,396,870	4.6253	5,396,870	125.116%
2023	6,854,704	760,357	7,615,061	1,930,410	5,684,651	4.6253	5,684,651	133.958%
2024	7,548,954	841,836	8,390,790	2,058,460	6,332,330	4.6253	6,332,330	132.507%
2025	8,336,526	1,528,224	9,864,750	2,798,488	7,066,262	4.6253	7,066,262	139.604%

Source: Osceola County Property Appraiser's Office.

Note: Property is reassessed each year by the Osceola County Property Appraiser. Property is assessed at actual value, therefore the assessed values are equal to the actual values. Tax rates are per $1,000 of assessed valuation.

Schedule 6
City of Kissimmee, Florida

DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years
(per $1,000 of Assessed Taxable Value)

		Osceola County					
Fiscal Year	City of Kissimmee Florida	Government	Library	School Board	Okeechobee and Everglades Basins	South Florida Water Mgmt. Dist.	Total
2016	4.625	6.700	0.257	6.905	0.195	0.136	18.818
2017	4.625	6.700	0.257	6.905	0.195	0.136	18.818
2018	4.625	6.700	0.300	6.411	0.173	0.129	18.338
2019	4.625	6.700	0.300	6.240	0.164	0.115	18.144
2020	4.625	6.700	0.300	6.026	0.157	0.110	17.918
2021	4.625	6.700	0.300	5.897	0.151	0.133	17.806
2022	4.625	6.700	0.300	5.516	0.135	0.095	17.371
2023	4.625	6.700	0.300	5.504	0.135	0.095	17.359
2024	4.625	6.700	0.300	5.343	0.135	0.095	17.198
2025	4.653	6.700	0.300	5.306	0.014	0.095	17.068

Source: Osceola County Tax Collector's Office.

Schedule 7
City of Kissimmee, Florida

PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years
(dollar amounts are expressed in thousands)

Fiscal Year	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Total Collections as a Percent of Current Levy
2016	$ 12,048	$ 11,191	92.9%	$ 429	$ 11,620	96.4%
2017	12,732	11,937	93.8%	338	12,275	96.4%
2018	13,720	12,617	92.0%	611	13,228	96.4%
2019	15,143	14,140	93.4%	467	14,607	96.5%
2020	16,999	15,780	92.8%	604	16,384	96.4%
2021	18,411	17,279	93.9%	459	17,738	96.3%
2022	20,081	18,943	94.3%	383	19,326	96.2%
2023	22,549	21,228	94.1%	505	21,733	96.4%
2024	26,239	24,725	94.2%	554	25,279	96.3%
2025	29,257	27,645	94.5%	572	28,217	96.4%

Souce: Osceola County Tax Collector's Office.

Schedule 8
City of Kissimmee, Florida

PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago
(dollar amounts are expressed in thousands)

			Fiscal Year 2024 / 2025 (a)			Fiscal Year 2015 / 2016 (b)		
Property Description	**Use**	**Taxpayer**	**Taxable Value**	**Percent of Total Taxable Value**	**Rank**	**Taxable Value**	**Percent of Total Taxable Value**	**Rank**
Private Hospital	Medical care	Osceola Regional Hospital, Inc.	$ 138,367	19.82%	1	$ 100,718	31.76%	1
Apartment complex	Rentals	Millenium Kissimmee Apts, LLC	83,080	11.90%	2	-	-	
Apartment complex	Rentals	Kissimmee Lakes Owner	72,756	10.42%	3	-	-	
Apartment complex	Rentals	CLPF	62,801	9.00%	4	-	-	
Apartment complex	Rentals	Sonceto (Kissimmee) Owner LLC	62,606	8.97%	5	-	-	
Apartment complex	Rentals	BMF IV FL Lake Tivoli	62,359	8.93%	6	-	-	
Apartment complex	Rentals	Aston Square Kissimmee	60,642	8.69%	7	-	-	
Apartment complex	Rentals	Orlando MF Camila Property	51,961	7.44%	8	-	-	
Apartment complex	Rentals	Ridge at 4100 Property	51,961	7.44%	9	-	-	
Apartment complex	Rentals	Mosaic Lake Toho	51,581	7.39%	10	-	-	
Apartment complex	Rentals	LSREF3 Bravo LLC	-	-		36,565	11.53%	2
Retail store	Merchandising	Loop West LLC	-	-		35,656	11.24%	3
Apartment complex	Rentals	FL Belleza/FL Dorado LLC/ FL Sun Club LLC	-	-		29,692	9.36%	4
Retail store	Merchandising	Walmart Stores	-	-		22,033	6.95%	5
Apartment complex	Rentals	Lake Tivoli LLC	-	-		21,350	6.73%	6
Apartment complex	Rentals	Alliance HTFL Ltd Partnership	-	-		21,062	6.64%	7
Apartment complex	Rentals	Reef Club Apartments	-	-		20,462	6.45%	8
Warehouse Storage	Development	Jr Davis Construction	-	-		15,101	4.76%	9
Retail store	Merchandising	Vine Street Shoppes	-	-		14,465	4.56%	10
		Totals	$ 698,114	100.00%		$ 317,104	99.98%	

(a) The fiscal year ended September 30, 2025 tax levy is based on the 2024 taxable value.
(b) The fiscal year ended September 30, 2016 tax levy is based on the 2015 taxable value.

Source: Osceola County Property Appraiser's Office.

Schedule 9
City of Kissimmee, Florida

RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years
(dollar amounts of debt are expressed in thousands)

	Governmental Activities							Business-type Activities				
Fiscal Year	Tax Revenue Bonds	Sales Tax Revenue Notes	Commercial Notes	Covenant Revenue Notes	SBITAs Payable	Leases Payable	Financed Purchases	Financed Purchases	SBITAs Payable	Total Primary Government	City of Kissimmee Personal Income	Percentage of Personal Income	Per Capita
2016	$ 47,508	$ 26,630	$ -	$ 6,945	$ -	$ -	$ 582	$ -	$ -	$ 81,665	$ 2,032,013	3.8%	1.14
2017	46,161	24,390	4,730	6,595	-	-	195	-	-	82,071	2,092,934	3.5%	1.04
2018	44,778	22,065	10,950	6,235	-	-	177	-	-	84,205	2,141,987	3.9%	1.18
2019	43,358	19,655	16,350	5,855	-	-	138	-	-	85,356	2,232,608	3.6%	1.09
2020	41,902	17,170	16,350	5,455	-	-	92	-	-	80,969	2,221,354	3.6%	1.11
2021	40,389	14,590	16,350	5,045	-	-	3,369	-	-	79,743	2,437,132	3.3%	1.01
2022	65,395	11,915	-	4,620	-	4,009	2,802	-	-	88,741	2,460,697	3.4%	1.01
2023	63,394	9,160	-	4,165	307	3,130	2,225	-	30	82,411	2,478,013	3.2%	0.98
2024	61,978	7,265	-	3,675	818	2,336	3,102	-	108	79,282	2,959,541	2.6%	0.94
2025	137,663	5,315	-	3,150	2,493	3,848	4,749	-	79	157,297	3,191,467	4.9%	1.86

Sources: Population and personal income data from University of Florida, Bureau of Economics and Business Research. Annual increases for CPI of 3%.

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Debt limitation: There are no legal debt limits for Florida municipalities.

Schedule 10
City of Kissimmee, Florida

DIRECT AND OVERLAPPING GOVERNMENTAL DEBT
September 30, 2025
(dollar amounts are expressed in thousands)

Taxing District	Net Debt Outstanding	Estimated Overlapping (1)	City's Share of Debt
Osceola County School District			
State School Bonds:			
Series 2017ARFD	$ 151	11.3%	$ 17
District Revenue Bonds:			
Sales Tax Revenue Bonds, Series 2023	60,000	11.3%	6,798
Capital Sales Tax Revenue Bonds, Series 2017	50,350	11.3%	5,705
Capital Sales Tax Revenue Bonds, Series 2020	46,475	11.3%	5,266
Capital Sales Tax Revenue Bonds, Series 2025	109,185	11.3%	12,371
Certificates of Participation:			
Series 2014A	3,605	11.3%	408
Series 2017A	18,525	11.3%	2,099
Series 2023A	13,845	11.3%	1,569
Qualified School Construction Bonds:			
Series 2010A	40,500	11.3%	4,589
Education Benefit Districts:			
Bellalago Benefit District	6,191	11.3%	701
Total Osceola County School District	348,827	11.3%	39,522
Osceola County			
Limited General Obligation Debt, Series 2006	1,145	12.3%	140
Environmental Land, Series 2010	2,010	12.3%	247
Total Osceola County	3,155	12.3%	387
Total Overlapping Debt	$ 351,982		$ 39,909
Total Direct Governmental Activities Debt	$ 150,877	100.0%	150,877
Total Direct and Overlapping Debt	$ 502,859		$ 190,786

Sources: Osceola County Finance Department.
City of Kissimmee Finance Department.
Osceola County School Board Finance Department.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Kissimmee, Florida. This process recognizes that when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) Allocated on the basis of assessed values used for the purpose of ad valorem taxation.

Schedule 11
City of Kissimmee, Florida

PLEDGED REVENUE COVERAGE
Last Ten Fiscal Years
(dollar amounts are expressed in thousands)

	Excise Tax Revenue Bonds				Sales Tax Revenue Bonds			
		Debt Service Requirements				Debt Service Requirements		
Fiscal Year	Excise Tax Revenues	Principal	Interest	Coverage	Sales Tax Revenues	Principal	Interest	Coverage
2016	$ 301	$ 34	$ 12	4.37	$ 7,102	$ 2,150	$ 803	2.41
2017	292	36	10	6.35	7,408	2,240	743	2.48
2018	271	37	8	6.02	6,715	2,325	728	2.20
2019	266	39	6	5.91	8,144	2,410	671	2.64
2020	270	25	4	8.18	7,048	2,485	596	1.91
2021	286	26	3	8.67	8,555	2,580	519	2.76
2022	198	28	1	6.00	10,783	2,675	439	3.46
2023	-	-	-	-	11,059	2,755	356	3.55
2024	-	-	-	-	11,481	1,895	270	5.30
2025	-	-	-	-	11,628	1,950	212	5.38

(1) Pledged revenues are half-cent sales tax, public service taxes, and communication services taxes; however, debt service paid from local option sales tax, CRA fund, Mobility Fund, and gas taxes.

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

Source: City of Kissimmee Finance Department.

Continued on next page

	Tax Revenue Bonds (1)			
		Debt Service Requirements		
Fiscal Year	Revenues (1)	Principal	Interest	Coverage
2016	$ 11,487	$ 450	$ 1,199	6.97
2017	11,897	1,150	1,813	4.02
2018	12,297	1,185	1,779	4.15
2019	12,458	1,220	1,739	4.21
2020	11,708	1,270	1,691	3.95
2021	12,692	1,325	1,640	4.28
2022	14,076	1,535	2,012	3.97
2023	15,136	1,840	2,625	3.39
2024	14,653	1,255	2,576	3.82
2025	14,694	1,455	5,973	1.98

Schedule 12
City of Kissimmee, Florida

DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Fiscal Year	Population (1)	Per Capita Personal Income (2)	Personal Income (2)	School Enrollment (3)	Unemployment Rate (4)
2016	68,401	29,707	2,032,013	62,648	4.8%
2017	69,962	29,915	2,092,934	65,179	3.6%
2018	72,163	30,125	2,141,987	67,796	3.2%
2019	74,800	30,336	2,232,608	69,114	3.2%
2020	75,644	30,548	2,221,354	69,713	6.9%
2021	79,226	30,762	2,437,132	75,343	4.5%
2022	79,436	30,977	2,460,697	75,571	2.9%
2023	79,995	30,977	2,478,013	81,375	3.3%
2024	81,269	36,417	2,959,541	78,284	3.6%
2025	84,756	37,655	3,191,487	73,696	3.9%

Sources:

(1) U.S. Census of Population and Housing. University of Florida, Bureau of Economic and Business Research, "Florida Statistical Abstract".

(2) U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System. The actual per capita personal income is for Osceola County. The per capita figures are multiplied by the population to determine the total personal income.

(3) Osceola County School Board. (Enrollment is determined in February of each year at the conclusion of the full-time equivalent survey period)
http://www.osceolaschools.net/departments/businessfiscalservices/budget/f_t_e_enrollment/

(4) Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.
Orlando-Kissimmee (Lake, Orange, Osceola & Seminole)
http://www.labormarketinfo.com/library/laus/MSAs/LFSoct2.xls

Schedule 13
City of Kissimmee, Florida

PRINCIPAL EMPLOYERS [1]
Current Year and Nine Years Ago

		Fiscal Year 2024 / 2025 (1)			Fiscal Year 2015 / 2016		
Employer	**Business**	**Employees**	**Percent of Total City Employment**	**Rank**	**Employees**	**Percent of Total City Employment**	**Rank**
Osceola County School District	Education	8,135	9.28%	1	7,300	10.67%	1
Walmart Stores	Retail	3,800	4.33%	2	2,730	3.99%	3
AdventHealth System	Healthcare	3,580	4.08%	3	-	0.00%	
Walt Disney Company	Entertainment	3,565	4.07%	4	3,700	5.41%	2
Publix Supermarkets	Retail	2,215	2.53%	5	1,350	1.97%	7
HCA Florida Osceola Hospital	Healthcare	2,000	2.28%	6	-	0.00%	
Gaylord Palms	Hospitality	1,600	1.83%	7	1,445	2.11%	4
McLane/Suneast	Distribution	1,559	1.78%	8	900	1.32%	9
Osceola County Government	Government	1,479	1.69%	9	1,407	2.06%	5
Darden Resturants	Restaurant	1,006	1.15%	10	-	0.00%	
Florida Hospital Celebration	Healthcare				1,300	1.90%	8
Osceola Regional Medical	Healthcare				1,357	1.98%	6
Omni Champions Gate	Hospitality				750	1.10%	10
Total		28,939			22,239		

Source: (1) Orlando Business Journal

Schedule 14
City of Kissimmee, Florida

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION / PROGRAM
Last Ten Fiscal Years

	Full-time Equivalent Employees as of September 30									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General government										
Central Services	32	35	35	40	42	40	41	42	45	48
City Attorney	5	5	5	5	5	5	5	5	5	5
City Commission	5	5	5	5	5	5	5	5	5	5
City Manager	13	13	13	13	14	14	16	15	15	16
Finance	12	13	13	13	13	14	14	14	14	15
Personnel	12	10	10	9	10	10	10	10	11	12
Public safety										
Fire	106	112	112	113	111	112	113	120	132	141
Police	208	208	210	227	230	233	236	250	253	256
Law Enforcement Grant	3	3	3	3	3	3	3	3	3	3
School Crossing Guard	11	-	-	-	-	-	-	-	-	-
Physical environment										
Public Works	40	39	40	41	45	40	36	40	40	42
Sanitation	26	27	27	27	28	29	29	29	30	29
Stormwater	34	34	36	36	37	37	35	36	35	36
Transportation										
Airport	8	8	8	8	8	8	8	9	9	9
Local Option Gas Tax	12	12	12	12	12	13	12	14	13	13
Economic Environment										
Development Services	31	33	33	33	40	40	38	41	45	48
Economic Development	-	-	-	-	-	-	-	5	5	5
Community Development Blk Grant	2	2	2	2	2	2	4	5	4	4
Culture / Recreation										
Parks & Recreation	85	69	67	68	68	70	70	72	73	75
Civic Center	-	-	-	-	-	-	-	-	-	-
Total	645	628	631	655	673	675	675	715	737	762

Source: City of Kissimmee Office of Management and Budget.
Budgeted full-time equivalents.

Public Safety: Police - 20 auxillary officers (unpaid positions) have been excluded.

Schedule 15
City of Kissimmee, Florida

OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Building Inspections										
Building permits issued	4,371	5,894	7,855	5,374	5,564	7,174	11,576	17,971	17,974	6,514
Law Enforcement										
Physical arrests	1,848	2,022	2,160	2,262	1,870	2,241	2,255	2,414	1,939	901
Traffic and parking violations	9,603	11,225	7,449	7,083	4,536	9,907	12,265	6,377	7,536	9,183
Fire										
Emergency responses	12,879	13,394	13,322	13,817	12,131	14,542	15,041	14,549	12,809	14,819
Fire incidents	274	334	273	231	269	276	294	200	250	231
Emergency medical services incidents	10,547	10,988	10,562	11,113	9,699	11,654	12,041	11,961	10,807	13,829
Fire safety inspections	968	1,326	1,345	1,193	680	1,054	1,619	1,485	1,447	1,664
Fire plan reviews	1,041	1,002	889	853	719	897	1,087	903	1,316	1,188
Other Public Works										
Street resurfacing (tons of asphalt)	-	1,524	3,067	1,524	2,589	-	-	6,302	-	5,683
Other street repairs (tons of asphalt) 1	175	107	96	119	558	296	-	148	1,042	1,150

Note: Indicators are not currently available for the general government and culture/recreation functions.

Source: Various City Departments.

(1) In FY 2012 and 2013, microsurfacing utilized sq. yd measurement replacing tons of asphalt measurement.

In FY 2016 and FY 2022, there was no street resurfacing done by the City. All resurfacing was done by the Florida Department of Transportation.

Schedule 16
City of Kissimmee, Florida

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Transportation										
Miles of streets (lane miles)	352	352	356	358	407	459	459	376	376	380
Refuse collection trucks	16	17	18	18	18	18	18	20	20	23
Other public works										
Traffic signals	52	52	52	50	51	42	42	42	42	44
Highways (miles)	8	8	8	8	8	10	10	10	10	10
Public Safety										
Fire stations	4	4	4	4	4	4	4	4	4	4
Police stations	1	1	1	1	1	1	1	1	1	1
Patrol units:										
Marked vehicles	120	127	140	147	147	124	136	136	147	150
Motorcycles	3	3	3	7	7	7	7	7	7	7
Parks and Recreation										
Park acreage	832	885	885	885	885	885	885	885	885	885
Number of regional parks	2	2	2	2	2	2	2	2	2	2
Number of large urban parks	1	1	1	1	1	1	1	1	1	1
Number of community parks	7	7	7	7	7	7	7	7	7	7
Number of neighborhood parks	8	8	8	8	8	8	8	8	8	8
Number of special use parks	5	5	5	5	6	6	6	6	6	6

Source: Various City Departments.

COMPLIANCE SECTION

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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 Members of the City Commission
City of Kissimmee
Kissimmee, Florida

We have audited, in accordance with the 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, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Kissimmee, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 27, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the City'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 City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a 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 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 or significant deficiencies may exist that were not identified.

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

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*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. 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 non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this 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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 27, 2026
Ocala, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, *RULES OF THE AUDITOR GENERAL*

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project
We have audited the City of Kissimmee, Florida's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and the requirements described in the *Department of Financial Services, State Projects Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs or state projects for the year ended September 30, 2025. The City's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program and State Project
We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and 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 the *Department of Financial Services, State Projects Compliance Supplement*. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program and state project. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, *RULES OF THE AUDITOR GENERAL*

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs and state projects.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and the *Department of Financial Services, State Projects Compliance Supplement* will always detect material non-compliance when it exists. The risk of not detecting material non-compliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program and state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and the *Department of Financial Services, State Projects Compliance Supplement*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and the *Department of Financial Services, State Projects Compliance Supplement*, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, *RULES OF THE AUDITOR GENERAL*

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, non-compliance with a type of compliance requirement of a federal program or state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program and state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the *Department of Financial Services, State Projects Compliance Supplement*. Accordingly, this report is not suitable for any other purpose.

Purvis Gray

March 27, 2026
Ocala, Florida

CITY OF KISSIMMEE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
STATE FINANCIAL ASSISTANCE
For the year ended September 30, 2025

Agency/Program	Assistance Listing #	Grant #	Federal Expenditures	Through to Subrecipients
FEDERAL AWARDS				
U.S. Department of Housing and Urban Development				
CDBG - Entitlement Grants Cluster				
Community Development Block Grant 2018	14.218	B-18-MC-12-0051	52,419	
Community Development Block Grant 2022	14.218	B-22-MC-12-0051	103,046	
Community Development Block Grant 2024	14.218	B-24-MC-12-0051	579,242	
Subtotal			734,707	-
Passed through the Florida Department of Economic Opportunity				
Home Investment Partnerships Program				
Home Investment Partnerships Program 2021	14.239	None	35,062	
Home Investment Partnerships Program 2022	14.239	None	115,840	
Home Investment Partnerships Program 2022	14.239	None	77,182	
Home Investment Partnerships Program 2024	14.239	None	22,419	
Home Investment Partnerships Program 2024 - ARPA	14.239	None	43,551	
Subtotal			294,054	-
Community Project Funding	14.251	B-22-CP-FL-0261	1,992	
Community Project Funding	14.251	B-24-CP-FL-0643	96,303	
Subtotal			98,295	
Total U.S. Department of Housing and Urban Development			**1,127,056**	**-**
U.S. Department of Justice				
Passed through the Florida Office of the Attorney General				
Victims of Crime Act	16.575	VOCA-C-2024-City of Kissimmee 00087	52,825	
Bulletproof Vest Partnership	16.607	Unk	22,721	
Edward Byrne Memorial Justice Assistance Grant (JAG)	16.738	15PBJA-23-GG-03260-JAGX	29,974	
Edward Byrne Memorial Justice Assistance Grant (JAG)	16.738	15PBJA-23-GG-02972-MUMU / 6N248	12,600	
Subtotal			42,574	-
Total U.S. Department of Justice			**118,120**	**-**
U.S. Department of Transportation				
Airport Improvement Program	20.106	3-12-0038-045-2024	473,003	
Airport Improvement Program	20.106	3-12-0038-046-2024	413,697	
Airport Improvement Program	20.106	3-12-0038-044-2023	112,365	
Airport Improvement Program	20.106	3-12-0038-047-2024	8,680,778	
Subtotal			9,679,843	-
Highway Planning and Construction Cluster				
Passed through the Florida Department of Transportation				
Highway Planning and Construction	20.205	442334-1-58-01/G2S93	3,999,841	
Highway Planning and Construction	20.205	437472-2-38-01/G2473	368,515	
Highway Planning and Construction	20.205	434916-1-58-01/G2962	1,874,962	
Subtotal			6,243,318	-
Total U.S. Department of Transportation			**15,923,161**	**-**
U.S. Department of the Treasury				
Passed through the Florida Department of State				
Covid-19 Coronavirus State and Local Fiscal Recovery Fund	21.027	23.s.aa.900.040	274,126	
Covid-19 Coronavirus State and Local Fiscal Recovery Fund	21.027	SLT 3338	981,680	
Total U.S. Department of the Treasury			**1,255,806**	**-**
Executive Office of the President of the United States				
HIDTA - High Intensity Drug Trafficking Areas Program	95.001	G24CF0008A	21,326	
Total Executive Office of the President of the United States			**21,326**	**-**
U.S. Department of Homeland Security / FEMA				
Passed thru the Florida Department of Emergency Management				
Public Assistance - Hurricane Ian	97.036	PA-00-06-59-01-161	513,437 *	
Public Assistance - Hurricane Milton	97.036	PA-DR-06-59-01-115	941,336	
Total U.S. Department of Homeland Security			**1,454,773**	**-**
TOTAL EXPENDITURES OF FEDERAL AWARDS			**$ 19,900,242**	**$ -**

CITY OF KISSIMMEE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
STATE FINANCIAL ASSISTANCE
For the year ended September 30, 2025

Agency/Program	Assistance Listing #	Grant #	Federal Expenditures	Through to Subrecipients
STATE FINANCIAL ASSISTANCE				
Florida Department of Environmental Protection				
Florida Recreation Development Assistance Program	37.017	A23061	$ 6,722	
Resilient Florida Program	37.098	24PLN44	111,371	
Total Florida Department of Environmental Protection			**118,093**	**-**
Florida Department of Commerce				
Kissimmee Affordable Housing and Homeless Services Project	40.038	HL205	168,977	
Total Florida Department of Commerce			**168,977**	**-**
Florida Housing Finance Corporation				
State Housing Initiatives Partnership Program (SHIP)	40.901	SHIP 21	276,484	255,631
State Housing Initiatives Partnership Program (SHIP)	40.901	SHIP 22	485,500	473,658
State Housing Initiatives Partnership Program (SHIP)	40.901	SHIP 23	169,429	102,091
State Housing Initiatives Partnership Program (SHIP)	40.901	SHIP 24	125,304	5,695
Total Florida Housing Finance Corporation			**1,056,717**	**837,075**
Florida Department of Transportation				
Aviation Grant Programs	55.004	454476-1-94-01 / G2V79	43,702	
Aviation Grant Programs	55.004	450681-1-94-01 / G2865	186,284	
Aviation Grant Programs	55.004	454683-1-94-01	1,480	
Total Florida Department of Transportation			**231,466**	**-**
Florida Department if Health				
EMS Matching Grant Program	64.005	C2449	11,447	
Total Florida Department of Health			**11,447**	**-**
Florida Department of Law Enforcement				
Assistance with Investigative Operations	71.010	KE009	5,873	
Assistance with Investigative Operations	71.010	TE006	145	
			6,018	**-**
Kissimmee Public Safety Training Support Annex	71.065	7G006	462,500	
Total Florida Department of Law Enforcement			**468,518**	**-**
Florida Department if Management Services				
Local Government Cybersecurity Grant Program	72.009	DMS - 24/25 - 053	189,484	
Total Florida Department of Management Services			**189,484**	**-**
TOTAL EXPENDITURES OF STATE FINANCIAL ASSISTANCE			**2,244,702**	**$ 837,075**
TOTAL EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE			**$ 22,144,944**	**$ 837,075**

NOTE 1 Basis of Presentation
The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Kissimmee, Florida, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the 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). Therefore, amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the basic financial statements.

NOTE 2 Indirect Cost Rate
The City of Kissimmee has elected not to use the de minimis indirect cost rate allowed under the OMB Uniform Guidance.

NOTE 3 Differences between Timing of Expenditures and Reporting on SEFA
* Prior year Hurricane Ian expenses are as follows:
FY22 - $7,360
FY23 - $1,664,307
FY24 - $174,356

SCHEDULE OF FINDINGS AND QUESTIONED COSTS –
FEDERAL AWARD PROGRAMS AND STATE PROJECTS
CITY OF KISSIMMEE
YEAR ENDED SEPTEMBER 30, 2025

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:	Unmodified
Internal Control Over Financial Reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None Reported
Non-compliance material to financial statements noted?	No

Federal Awards and State Awards

Internal Control Over Major Federal Programs and State Awards:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None Reported
Type of Auditor's Report Issued on Compliance for Major Federal Programs and State Awards:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with CFR 200.516(A)	No

Identification of Major Programs:

Federal Programs	
U.S. Department of Transportation:	
Airport Improvement Program	Assistance Listing No. 20.106
Highway Planning and Construction	Assistance Listing No. 20.205
U.S. Department of Homeland Security:	
Disaster Grants – Public Assistance	Assistance Listing No. 97.036

Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	Yes
Dollar Threshold Used to Distinguish Between Type A and Type B Federal Programs	$1,000,000

Identification of Major Projects:

State Projects	
Florida Housing Finance Corporation:	
State Housing Initiatives Partnership Program (SHIP)	CSFA No. 40.901
Florida Department of Transportation:	
Aviation Grant Programs	CSFA No. 55.004
Dollar Threshold Used to Distinguish Between Type A and Type B State Projects	$673,411

SCHEDULE OF FINDINGS AND QUESTIONED COSTS –
FEDERAL AWARD PROGRAMS AND STATE PROJECTS
CITY OF KISSIMMEE
YEAR ENDED SEPTEMBER 30, 2025

Other Issues

The following statement, as applicable to the situation, may be required in the Schedule of Findings and Questioned Costs:

- No summary schedule of prior audit findings is required because there were no prior audit findings related to Federal Programs and State Projects.

1. **Findings Related to the Financial Statements Required to be Reported Under Generally Accepted *Government Auditing Standards***

   Noted no current year findings.

2. **Findings and Questioned Costs for Major Federal Programs and State Projects**

   Noted no current year recommendations.

MANAGEMENT LETTER

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

Report on the Financial Statements
We have audited the financial statements of the City of Kissimmee, Florida (the City) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 27, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General.* Disclosures in those reports and schedule, which are dated March 27, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding audit report.

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. The City was established in 1907 and incorporated in 1937, under the legal authority of the Laws of Florida 18623. The Kissimmee Community Redevelopment Agency is considered a blended component unit and was established pursuant to Chapter 163 of the Florida Statutes. The three pension plans are not considered component units since they are not legally separate entities.

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

MANAGEMENT LETTER

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City 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. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and 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. Please see management letter comment and recommendation.

Property Assessed Clean Energy (PACE) Programs
As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the City stated that the following PACE programs authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated within their geographical boundaries during the fiscal year under audit.

As required by Section 10.554(1)(i)6.b., *Rules of the Auditor General*, a PACE program was operating within the geographical areas of the City, a list of all program administrators and third-party administrators that administered the program, as listed below.

As required by Section 10.554(1)(i)6.c., *Rules of the Auditor General*, a PACE program was operating within the geographical areas of the City, the full names and contact information of each such program administrator and third-party administrator, as listed below.

- Florida Green Finance Authority
  Management Co. Clerk: Special District Services: James Candela
  Special Assessments: Osceola County Special Assessments: Christian "Jeremy" Bergeron
  Property Appraiser: Osceola County Property Appraiser: Katrina Scarborough
  Tax Collector: Osceola County Tax Collector: Bruce Vickers

- Florida Pace Funding Agency
  Management Co. Clerk: Finance OTA: Andrea Roess
  Special Assessments: Osceola County Special Assessments: Christian "Jeremy" Bergeron
  Property Appraiser: Osceola County Property Appraiser: Katrina Scarborough
  Tax Collector: Osceola County Tax Collector: Bruce Vickers

- Florida Resiliency and Energy District
  Management Co. Clerk: Florida Development Finance Corporation: Ahisha Rodriguez
  Special Assessments: Osceola County Special Assessments: Christian "Jeremy" Bergeron
  Property Appraiser: Osceola County Property Appraiser: Katrina Scarborough
  Tax Collector: Osceola County Tax Collector: Bruce Vickers

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

MANAGEMENT LETTER

- Ygreene - Green Corridor
  Management Co. Clerk: Willdan Financial Services: Beatrice Medina
  Special Assessments: Osceola County Special Assessments: Christian "Jeremy" Bergeron
  Property Appraiser: Osceola County Property Appraiser: Katrina Scarborough
  Tax Collector: Osceola County Tax Collector: Bruce Vickers

Special District Component Units
Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the Kissimmee Vine Street Community Redevelopment Agency and Kissimmee Community Redevelopment Agency (the CRAs) reported this information in the CRAs' separately issued financial statements.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General,* requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but 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 the Florida House of Representatives, the Florida Auditor General, federal, state, and other granting agencies and pass-through entities, the Mayor and City Commission Members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 27, 2026
Ocala, Florida

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS

The Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

We have examined the City of Kissimmee, Florida's (the City) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556 (10)(a), *Rules of the Auditor General*. 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City is in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about whether the City complied with the subject matter. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the Mayor and City Commission Members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 27, 2026
Ocala, Florida

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Tavia Ritchie, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer1 of City of Kissimmee which is a local governmental entity of the State of Florida.

2. The governing body of City of Kissimmee adopted Ordinance No. 1067 implementing an impact fee or authorized City of Kissimmee to receive and expend proceeds of an impact fee implemented by City of Kissimmee.

3. City of Kissimmee has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Tavia Ritchie

STATE OF FLORIDA
COUNTY OF OSCEOLA

SWORN TO AND SUBSCRIBED before me this 13 day of March, 2026.

Notary Public State of Florida
Debora Lyn Luke
My Commission HH 829708
Expires 5/5/2029

Debora Lyn Luke
NOTARY PUBLIC
Print Name Debora Lyn Luke

Personally known ✓ or produced identification _____

Type of identification produced: _____

My Commission Expires: 5/5/2029

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Kissimmee, Florida (the City) for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, the *Florida Single Audit Act,* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. Except as noted below, no new accounting policies were adopted, and the application of existing policies were not changed during the year ended September 30, 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. The following accounting pronouncement was implemented during the year:

- **Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences,*** was effective for the year ended September 30, 2025. This statement updates the treatment for compensated absences and requires that liabilities for compensated absences be recognized for: (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through non-cash means. The City implemented this standard during the year ended September 30, 2025.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- Estimation of the Allowance for Doubtful Accounts—Management's estimate for the allowance for doubtful accounts is based on historical collection rates and an analysis of the collectability of individual receivables.

- Depreciation—The City uses straight-line depreciation and industry useful lives. The useful lives are reviewed annually by management for reasonableness.

- Leases—Management's estimate related to the initial measurement of lease assets and liabilities, interest expense/income, lease term, present value of lease payment, and fair value of underlying assets, when applicable, is based on terms in the agreements and the discount rate, based on GASB Statement No. 87, *Leases.*

- Subscription-Based Information Technology Arrangements (SBITA)—Management's estimate related to the initial measurement of the assets and liabilities, interest expense/income, lease term, present value of lease payment, and fair value of underlying assets, when applicable, is based on terms in the agreements and the discount rate, based on the implementation of GASB Statement No. 96, *Subscription-Based Information Technology Arrangements.*

- Self-Insurance Liabilities—The City's self-insurance liability is determined based on an estimation of claims incurred as of September 30 and offset by any estimated recovery from the excess insurance.

- Pension and Other Postemployment Benefits (OPEB)—Management's estimates of the net pension liability, unfunded actuarial accrued liability, and net OPEB obligation are based upon actuarial methods and assumptions, which are selected based on risk and market factors affecting governmental entities of similar sizes and employee census information. Management also uses the assistance of an actuary hired by the plans to project estimated contributions.

- Pension Actuarial Methods and Assumptions—Management's estimates are based upon risk and market factors affecting governmental entities of similar sizes and employee census information. Management also uses the assistance of an actuary hired by the City to project estimated contributions.

- Fair Value of Investments—Investments are measured at fair value based on third-party valuations.

- Compensated Absences—Management's estimate of the amount to record for the accrual of compensated absences is based on leave that has not been used and leave that has been used but not yet paid in cash or settled through non-cash means. The estimate is calculated following the principals in GASB Statement No. 101, *Compensated Absences*.

We evaluated the methods, assumptions, and data used to develop the estimates described above in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of the audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole, except for the items notes below.

The following material misstatements detected as a result of audit procedures were corrected by management:

- To record and defer Public Emergency Medical Transportation (PEMT) payment for fiscal year 2025:

Debit PEMT Receivable	$ 1,376,653.11	
Credit Deferred Inflow - PEMT		$ 1,367,653.11

- To remove duplicate recording of code fines and mowing fines allowance:

Debit Code Lien Allowance Receivable	$ 624,083.46	
Credit Bad Debt		$ 624,083.46

- To correct overstatement of Lease Liability Due to Incorrect Lease Term (GASB 87):

Debit Leases – Other Financing Sources	$ 574,939.99	
Credit Leases – GASB 87		$ 574,939.99

- Correction of Improperly Recorded SBITA Liability (GASB 96):

Debit Leases – Other Financing Sources	$ 1,635,379.54	
Credit SBITA – GASB 96		$ 1,635,379.54

- To reclass OPEB Deferred Outflows and OPEB Liability:

Business Type Funds		
Debit Deferred Outflow OPEB	$ 77,154.49	
Credit OPEB Obligation		$ 77,154.49
General Fund and Self Insurance Fund		
Debit Deferred Outflow OPEB	$ 1,072,604.66	
Credit OPEB Obligation		$ 1,072,604.66

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated March 27, 2026.

Honorable Mayor and Members of the City Commission
City of Kissimmee
Kissimmee, Florida

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following are audit matters that we would like to bring to the attention of the Mayor, City Commission, and management of the City:

Upcoming Accounting Standards Required to be Implemented by the City

- **GASB Statement No. 103, *Financial Reporting Model Improvements***, will be effective for the year ending September 30, 2026. This statement introduces improvements to the financial reporting model aimed at enhancing the clarity and decision-usefulness of key financial information while addressing certain application issues.

- **GASB Statement No. 104, *Disclosure of Certain Capital Assets***, will be effective for the year ending September 30, 2026. This statement enhances financial statement note disclosures by requiring entities to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and SBITAs must be disclosed separately by major class in the capital assets note disclosures. Additionally, intangible assets other than these categories must also be disclosed separately by major class.

- **GASB Statement No. 105, *Subsequent Events***, will be effective for fiscal years beginning after September 30, 2027. This statement aims to improve financial reporting by clarifying the timeframe and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events time frame as the period ending on the date the financial statements are "available to be issued," which is when they are complete in a GAAP-compliant format and all necessary approvals for issuance have been obtained. The City will need to disclose the specific date through which subsequent events were evaluated and provide detailed notes for "non-recognized events," such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI), as listed in the table of contents, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information, which consists of the combining and individual non-major fund and internal service funds statements and other schedules, budgetary comparison schedules, and the schedule of expenditures of federal awards and state projects, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections which accompany the financial statements but are not RSI. Such information has 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 it.

Restriction on Use

This information is intended solely for the information and use of members of the City Commission and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 27, 2026
Ocala, Florida

ITEM 8.C
Presentation of the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025

Request

Acceptance of the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

Explanation

The Downtown Community Redevelopment Agency Annual Comprehensive Financial Report for the year ended September 30, 2025 was issued in May 2026. The City's external auditors, Purvis Gray & Company, LLP, have given the City an unmodified opinion which means the financial statements conform with generally accepted accounting principles and present fairly, in all material respects, the financial position of the City and the results of its operations.

Purvis Gray & Company, LLP, will be present to answer any questions the Commission may have about the audited financial statements or the required communication letter.

Recommendation

Accept the Downtown CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Finance
Presenter: Tavia Ritchie

Attachment(s):
1. 11368AR25 Final SAS114 City of Kissimmee CRA
2. 2025 Downtown CRA board Financial Report

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

We have audited the financial statements of the governmental activities and the major fund of the Kissimmee Community Redevelopment Agency (the CRA), a component unit of the City of Kissimmee, Florida (the City), for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards,* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the CRA are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2025. We noted no transactions entered into by the CRA during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. No significant accounting estimates were noted during our audit.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the opinion unit's financial statements taken as a whole.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated April 29, 2026.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the CRA's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the CRA's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures on the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI. Additionally, please note the following:

Interlocal Agreement With the City of Kissimmee
The CRA has entered into an Interlocal Agreement (the Agreement) with the City as discussed in Note 5. The Agreement states that the CRA annually transfers an amount equal to the principal and interest payments of debt that was issued by the City to either fully or partially fund CRA projects. Currently, in the CRA's separate financial statements, there is a commitment note that describes the amount transferred to the City's Debt Service Funds.

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

Restriction on Use

This information is intended solely for the information and use of the Board of Directors and management of the CRA, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

Kissimmee Community Redevelopment Agency

Kissimmee, Florida

Annual Financial Report

For the Year Ended September 30, 2025

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY
KISSIMMEE, FLORIDA

SEPTEMBER 30, 2025

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PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Kissimmee Community Redevelopment Agency (the CRA), a component unit of the City of Kissimmee, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2025, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, are presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2026, on our consideration of the CRA's internal control over financial reporting and on 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 effectiveness of the CRA's 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 CRA's internal control over financial reporting and compliance.

Purvis Gray

April 29, 2026
Ocala, Florida

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY
CITY OF KISSIMMEE, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

This supplement to the Independent Auditor's Report and Financial Statements has been developed in accordance with the Government Accounting Standards Board Statement No. 34. It is intended to provide the readers of this report with a general overview of the financial activities of the Kissimmee Community Redevelopment Agency (the CRA). The CRA provides the following discussion and analysis of the CRA's financial activities for the fiscal year ended September 30, 2025. Management's Discussion and Analysis is designed to: (a) assist the reader to focus on significant financial issues, (b) provide an overview of the CRA's financial activities, (c) identify changes in the CRA's financial position, (d) identify material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

The CRA
The CRA was created under Chapter 163, Florida Statutes, and City of Kissimmee (the City) Ordinance No. 1893. The Governing Board of the CRA (the Board) is the City Commission and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit of the City for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

These financial statements are presented for the purpose of complying with state law, specifically Florida Statute Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed $100,000.

Financial Highlights
- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by $9,851,072.
- The CRA's fund balance increased by $2,249,874 as a result of 2025 operations.
- Revenues for fiscal year 2025 were $4,455,637 while expenditures totaled $2,205,763.
- For the period ended September 30, 2025, actual revenues exceeded budgeted revenues by $445,278 while actual expenditures were $7,572,990 less than budgeted expenditures.

Overview of the Financial Statements
This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of the following four (4) components:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information

Government-Wide Financial Statements
The *government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents financial information on all of the CRA's assets and liabilities, 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 CRA is improving or deteriorating.

The *Statement of Activities* presents information showing how the CRA'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 for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements listed above distinguish functions of the CRA that are principally supported by ad-valorem taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activity of the CRA is general government. The CRA currently has no business-type activities.

The government-wide financial statements include only the activities of the CRA. However, the CRA is considered a blended component unit of the City and, as such, the financial information of the CRA is also included in the City's Annual Comprehensive Financial Report for each fiscal year.

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 CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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 the CRA'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 CRA's near-term financing decisions. Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

General Fund
The General Fund is the primary operating fund of the CRA and accounts for all financial resources of the CRA.

Restricted Fund Balance
Fund Balance should be reported as restricted when constraints are placed on the use of resources, such as enabling legislation which authorizes the government to assess, levy, charge, or otherwise mandate payment of resources. All of the CRA's fund balance is considered restricted.

Notes to the Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information (RSI)
Included in this section of the report is the Budgetary Comparison Schedule.

Government-Wide Financial Analysis

Statement of Net Position
As noted earlier, net position may serve over time as a useful indicator of the CRA's financial position. In the case of the CRA, assets exceeded liabilities by $9,851,072 (*net position*) as of the close of the most recent fiscal year with an increase of $2,321,782 in Cash and Cash Equivalents in comparison with the prior year.

The following table reflects a summary of the *Statement of Net Position* for the current and prior year as of September 30:

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY

	2025	2024
Assets		
Cash and Cash Equivalents	$ 9,925,780	$ 7,603,998
Total Assets	9,925,780	7,603,998
Liabilities and Fund Balances		
Liabilities		
Accounts Payable	74,708	2,800
Total Liabilities	74,708	2,800
Net Position		
Restricted for Community Redevelopment	9,851,072	7,601,198
Total Net Position	$ 9,851,072	$ 7,601,198

Statement of Activities
The following table reflects the *Statement of Activities* for the current and prior year for the fiscal year ended September 30:

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY

	2025	2024
Expenses		
General Government	$ 2,205,763	$ 2,263,663
Capital Outlay:		
General Government	-	81,720
Total Expenses	2,205,763	2,345,383
General Revenues		
Property Taxes	3,943,457	2,944,083
Investment Income	441,664	412,436
Miscellaneous Revenue	70,516	67,966
Total General Revenues	4,455,637	3,424,485
Net Change in Net Position	2,249,874	1,079,102
Net Position, Beginning of Year	7,601,198	6,522,096
Net Position, End of Year	$ 9,851,072	$ 7,601,198

Fiscal year 2025 activities increased the CRA's net position by $2,249,874 from the prior year. This change resulted from a decrease in expenses by $139,620 from decreased work on redevelopment projects during the 2025 year, offset by an increase in tax increment revenues of $999,374.

Miscellaneous Revenues increased by $2,550 from the prior year from the annual increase in rents. Not all sites have been sold as the overall site will be sold in phases. The redevelopment consists of various medium to high density residential unit types, mixed- use and commercial buildings to compliment the nearby Medical Arts District and improve overall infrastructure.

Financial Analysis of the CRA's Funds

Governmental Funds
The focus of the CRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements. In particular, 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 CRA's fund balance of $9,851,072 is restricted for redevelopment projects within the CRA district.

Property taxes totaling $3,943,457 represented approximately 89% of all revenues. The CRA's fund balance increased by $2,249,874 in the current year. The decrease of expenditures by $139,620 were addressed above in the governmental activities discussion.

Miscellaneous Revenues increased by $2,550 from prior year as discussed above.

Budgetary Highlights

An annual budget is prepared for the CRA and approved by the Board. The legal level of control is maintained at the fund level. During 2025, the Board approved a supplemental budget appropriation to provide for unanticipated requirements of the period. This appropriation caused an increase from the original budget of $1,555,714, for general government expenditures. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of the fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles. The CRA underspent the final amended budget by $7,572,990 for redevelopment project costs that carried over to the next year.

Capital Assets and Debt Administration

The CRA's capital assets are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Capital asset activity for the year ended September 30, 2025, can be found in the City's audited financial statements.

At September 30, 2025, the CRA had no long-term debt. Throughout each fiscal year, the CRA provides funds to the City's General Fund to cover a portion of the long-term debt that was incurred to be used for redevelopment and infrastructure projects.

Economic Factors and Future Developments

The CRA will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for the designated district. The CRA will continue to implement the community's shared development goals through its redevelopment strategies and critical tasks.

Request for Information

This financial information is designed to present users with a general overview of the CRA's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Kissimmee Community Redevelopment Agency located at 101 Church Street, Kissimmee, Florida 34741.

FINANCIAL STATEMENTS

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION AND GOVENMENTAL FUND BALANCE SHEET
SEPTEMBER 30, 2025

	General Fund	Adjustments (Note 2)	Statement of Net Position
Assets			
Cash and Cash Equivalents	$ 9,925,780	$ -	$ 9,925,780
Total Assets	9,925,780	-	9,925,780
Liabilities			
Accounts Payable	74,708	-	74,708
Total Liabilities	74,708	-	74,708
Fund Balance			
Restricted for Community Redevelopment Projects	9,851,072	(9,851,072)	-
Total Fund Balance	9,851,072	(9,851,072)	-
Total Liabilities and Fund Balance	$ 9,925,780		
Net Position			
Restricted for:			
Community Redevelopment Projects		9,851,072	9,851,072
Total Net Position		$ 9,851,072	$ 9,851,072

See accompanying notes.

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Adjustments (Note 2)	Statement of Activities
Revenues			
Property Taxes - County	$ 2,332,933	$ -	$ 2,332,933
Property Taxes - City	1,610,524	-	1,610,524
Investment Income	441,664	-	441,664
Miscellaneous Revenue	70,516	-	70,516
Total Revenues	4,455,637	-	4,455,637
Expenditures / Expenses			
Current:			
General Government	2,205,763	-	2,205,763
Capital Outlay:			
General Government - Contributed to Primary Government	-	-	-
Total Expenditures / Expenses	2,205,763	-	2,205,763
Excess (Deficiency) of Revenues Over (Under) Expenditures / Expenses	2,249,874	-	2,249,874
Net Change in Fund Balance / Net Position	2,249,874	-	2,249,874
Fund Balance/Net Position, Beginning of Year	7,601,198	-	7,601,198
Fund Balance/Net Position, End of Year	$ 9,851,072	$ -	$ 9,851,072

See accompanying notes.

Note 1 - Summary of Significant Accounting Policies

The Kissimmee Community Redevelopment Agency's (the CRA) financial statements are prepared in accordance with generally accepted accounting principles, as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

The CRA was created under the Florida Statutes, Chapter 163 Part III, and City of Kissimmee (the City) ordinance with the purpose of establishing the redevelopment priorities for the designated CRA district. In June 1993, City Ordinance No. 1893 established the Downtown redevelopment district (defined by Resolution 47-91 and added to by Resolution 11-93). The Governing Board of the CRA (the Board) is the City Commission and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit of the City for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

Financial Statements

These financial statements are presented for the purpose of complying with state law, specifically Florida Statutes, Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed $100,000. Entity-wide financial statements are prepared at the City-wide level by the City and include the CRA. Copies of that report can be obtained from the City's Finance Department.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

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 resources when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Fund Financial Statements

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, except for debt service expenditures, which are recorded only when payment is due.

Considering that the fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

Tax increment financing revenue and interest associated with the current fiscal period is considered to be measurable and has been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the General Fund as a major governmental fund. The General Fund is used to account for all financial resources received by the CRA. The General Fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

Budgetary Requirements
An annual budget is prepared for the CRA as part of the City's budget process. The budget amounts presented in the accompanying financial statements are as originally adopted, or as legally amended, by the Commission during the year ended September 30, 2025. The City Manager is authorized to transfer budgeted amounts within the fund; however, all budget amendments require CRA Board approval and any budget amendments that alter the total expenditures of the fund must be approved by the Commission. During 2025, the Commission approved supplemental budget appropriations to provide for unanticipated requirements of the period and carryforward fund balance. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of each fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.

Assets, Liabilities and Net Position

Cash and Cash Equivalents and Investments
The CRA participates in the City's pooled cash and investment portfolio. This pool includes amounts with Florida Star, Florida Palm, interest income earned as a result of pooling is distributed to the appropriate funds based on the average daily balance of cash in each fund for the period.

Capital Assets
Capital assets include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items). The CRA's capital assets are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Capital asset activity for the year ended September 30, 2025, can be found in the City's audited financial statements. As the capital assets are retained by the City, the CRA contributes capital to the City for capital outlay related to the CRA's redevelopment and infrastructure projects.

Nature and Purpose of the Fund Balance
In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation, are classified as restricted fund balances.

Amounts that can only be used for specific purposes pursuant to constraints imposed by the Board through an ordinance are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the General Fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance, if any, represents fund balance that has not been restricted, committed, or assigned to specific purposes within the General Fund.

Net Position
The government-wide statements utilize a net position presentation. Restricted net position is unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

Other Significant Accounting Policies

Use of 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 and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Contributions and Payments to City
Capital outlay is contributed by the CRA to the City for capital outlay incurred for the CRA's redevelopment and infrastructure projects. The CRA also makes payments to the City's General Fund to cover a portion of the debt that was incurred and related to the CRA's redevelopment and infrastructure projects.

Payroll-Related Expenses and Liabilities
The employees that manage or are involved in day-to-day operations of the CRA are employees of the City. Per an agreement with the City, the CRA is charged an administrative fee related to those employees. Payroll-related activity for the year ended September 30, 2025, can be found in the City's audited financial statements.

Note 2 - Explanation of Certain Differences Between the Government-Wide and Fund Financial Statements

Statement of Net Position and Governmental Fund Balance Sheet
The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position of governmental activities as reported in the government-wide statement of net position.

Statement of Activities and Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances
The governmental fund statement of revenues, expenditures, and changes in fund balance includes no adjustments to the statements of activities for the current year.

Note 3 - Cash and Equity in Pooled Cash and Investments

At September 30, 2025, the CRA's funds are part of the City's cash and investment pool. The City maintains an investment policy managing pooled cash and investments that discusses the interest rate risk, credit risk, custodial risk and concentration of credit risk. This policy governs the CRA portion of the pool cash and investments. Further information on the City's pooled cash and investments can be found in the notes to the annual financial statements of the City.

Investments are stated at fair value, with the exception of the investments with FLSTAR and Florida Public Assets for Liquidity Management (FL PALM), which are reported at amortized cost in accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. GASB Statement No. 79 establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes. The CRA's investments are similar to money market funds in which units are owned in the fund rather than the underlying investments. There are no limitations or restrictions on withdrawals from FLSTAR; although in the occurrence of an event that has a material impact on liquidity or operations of the trust fund, the fund's executive director may limit contributions to or withdrawals from the trust fund for a period of 48 hours. The weighted average maturity is 50 days for FL STAR and 42 days for FL PALM and the credit rating is Fitch AAAm.

The City's investment policy is governed by local resolution and bond covenants. Allowable investments include: the FLSTAR; negotiable direct obligations, or obligations the principal and interest of which are unconditionally guaranteed by the United States government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States agencies, provided such obligations are backed by the full faith and credit of the United States Government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States Government agencies which are not full faith and credit agencies; repurchase agreements; bankers' acceptances; commercial paper; state and/or local government taxable and tax-exempt debt; and fixed income mutual funds. In addition, the City's retirement plans may invest in corporate bonds and stocks as well as limited partnerships.

Note 4 - Tax Increment Financing Revenue

The CRA is primarily funded through tax increment financing revenue. The tax increment revenue is calculated by applying the adopted millage rate to the increase in current year taxable assessed valuations within the designated CRA district, using the year in which it was established as the "base year" (1992 for the Downtown district). The City and Osceola County (the County) are required to contribute 95% of the incremental property taxes levied each year for the Downtown district. For fiscal year 2025, the CRA received its calculated shares of $2,332,933 from the County and $1,610,524 from the City.

Note 5 – Commitment

Debt Related

To the extent permitted by the Redevelopment Act, the Downtown CRA shall reimburse the City for all costs incurred by the City on behalf of the Downtown CRA in connection with the issuance of the 2015B Note (and any note issued to refund the 2015B Note for debt service savings), the 2016 CRA Project Portion of the 2016 Bonds (and any bonds issued to refund the 2016 CRA Project Portion of the 2016 Bonds for debt service savings), and the 2022 CRA Project Portion of the 2022 Bonds. The funding is used to finance the cost of the design, installation, construction and reconstruction of street, public rights-of-way, drainage improvements and related improvements. On May 11, 2022, pursuant to the Master Resolution, as supplemented by Resolution No. 02- 2022 (together, the "2022 Bond Documents"), adopted by the City Commission of the City on April 19, 2022, the City issued its Capital Improvement Revenue Refunding Bonds, Series 2022 and its Taxable Capital Improvement Revenue Refunding Bonds, Series 2022 (together, the "2022 Bonds"); a portion of the 2022 Bonds (the "2022 CRA Project Portion") will be used to finance the cost of land acquisition and various infrastructure improvements to lands known as the "Beaumont Development Site within the Downtown Community Redevelopment Area as contemplated by the Redevelopment Plan (the "2022 CRA Project"), and to pay costs of issuance allocable to the 2022 CRA Project Portion of the 2022 Bonds (A/B); the parties hereto desire to memorialize the terms under which the Downtown CRA shall reimburse the City for costs incurred by the City in furtherance of community redevelopment. As part of the master agreement with Skyview, the City agreed to reimburse up to $5.9 million dollars in infrastructure improvements of which $5,800,000 paid to date. The City has agreed to a tax abatement of $3.1 million dollars to be paid in 15 increments of $206,667 per year one year after Phase 1 tax valuation.

In August 2025, the City Commission approved a Master Development Agreement with Azure Hotel International, Inc. The $180 million+ project will redevelop the property into a modern convention center and a 10-story, 300-room luxury hotel designed to strengthen the City as a destination for business, tourism, and community events. The development will feature a 45,000-square-foot convention center, along with restaurants, retail space, and hospitality amenities designed to support economic growth and enhance Downtown Kissimmee anticipated to be completed in 2029. Demolition of the existing Civic Center is expected to begin in mid-2026. The City has agreed to reimburse Azure for demolition of the Civic Center, committed $10 million towards the construction of a new convention center, as well as a one-time $1.5 million grant to support hotel development, to be disbursed according to the Public Funding Schedule upon achievement of specified development milestones. The City paid $3 million during FY25.The City will receive a guaranteed annual lease payment for the Convention Center worth $2.5M annually with automatic yearly escalators, resulting in the complete payback of the City's contributions within five years along with a 5% profit share of the hotel's Net Operating Income and the City's ability to use meeting space in the facility at no cost. The City shall retain fee simple title to both the Property and all improvements constructed thereon, including without limitation the Convention Center.

Total principal remaining on this bond is $6,395,000 (2022A Bond), and $2,780,000 (2022B Bond), payable through fiscal year 2051, and 2045, respectively. The principal remaining on (2015B) is $1,750,000; and (2016B) $4,375,700, payable through fiscal year 2030, and 2045, respectively. There is an interlocal agreement for the CRA to repay the General Fund for the debt service.

For the Downtown CRA’s interest only paid on the 2022 bonds was $547,552 for the year ended September 30, 2025. For the fiscal year ended September 30, 2025, principal and interest payments

of $275,000 and $60,415 were made for the 2015B bond, and $39,900 and $195,563 were made for the 2016B bond.

REQUIRED SUPPLEMENTARY INFORMATION

KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET TO ACTUAL
FOR YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Property Taxes - County	$ 2,324,878	$ 2,324,878	$ 2,332,933	$ 8,055
Property Taxes - City	1,604,964	1,604,964	1,610,524	5,560
Investment Income	10,000	10,000	441,664	431,664
Miscellaneous Revenue	70,517	70,517	70,516	(1)
Total Revenues	4,010,359	4,010,359	4,455,637	445,278
Expenditures				
Current:				
General Government	4,473,039	3,817,451	2,205,763	1,611,688
Capital Outlay:				
General Government - Contributed	3,750,000	5,961,302	-	5,961,302
Total Expenditures	8,223,039	9,778,753	2,205,763	7,572,990
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,212,680)	(5,768,394)	2,249,874	8,018,268
Fund Balances, Beginning of Year	4,212,680	5,768,394	7,601,198	3,388,518
Fund Balances, End of Year	$ -	-	$ 9,851,072	$ 11,406,786

OTHER REPORTS

PURVIS GRAY

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 Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

We have audited, in accordance with the 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 Kissimmee Community Redevelopment Agency (the CRA) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated April 29, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the CRA'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness on the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA'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 CRA's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a 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 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 or significant deficiencies may exist that were not identified.

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

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*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. 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 non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this 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 CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

April 29, 2026
Ocala, Florida

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTIONS 163.387(6) AND (7), FLORIDA STATUTES

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

We have examined the Kissimmee Community Redevelopment Agency's (the CRA) compliance with the requirements of Sections 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(f), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA is in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of Directors of the City of Kissimmee, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

We have examined the Kissimmee Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA is in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of Directors of the City of Kissimmee, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

MANAGEMENT LETTER

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

Report on the Financial Statements
We have audited the financial statements of the Kissimmee Community Redevelopment Agency (the CRA) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 29, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; 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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated April 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The prior year comment has been resolved.

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 be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the CRA's financial statements as of and for the year ended September 30, 2025, for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218. 503(1), Florida Statutes.

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

MANAGEMENT LETTER

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 CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and 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. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs
As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, in our Management Letter for the City, the primary government associated with the CRA, the City asserted to the auditors that there were several PACE programs authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, that did operate within the City's geographical boundaries during the fiscal year under audit. Please see the primary government management letter.

Special District Component Units
Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the CRA reported the following information that was not subject to auditing procedures: Please see the attached information.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General,* requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but 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 the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, and City of Kissimmee City Council and management, and is not intended to be, and should not be, used by anyone other than these specified parties.

The Board of Directors
Kissimmee Community Redevelopment Agency
Kissimmee, Florida

MANAGEMENT LETTER

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

April 29, 2026
Ocala, Florida

ITEM 8.D

Presentation of the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025

Request

Acceptance of the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

Explanation

The Vine Street CRA Community Redevelopment Agency Annual Comprehensive Financial Report for the year ended September 30, 2025 was issued in April 2026. The City's external auditors, Purvis Gray & Company, LLP, have given the City an unmodified opinion which means the financial statements conform with generally accepted accounting principles and present fairly, in all material respects, the financial position of the City and the results of its operations.

Purvis Gray & Company, LLP, will be present to answer any questions the Commission may have about the audited financial statements or the required communication letter.

Recommendation

Accept the Vine Street CRA Annual Comprehensive Financial Report for the year ended September 30, 2025.

REQUESTED CITY COMMISSION ACTION:

Accept

Department: Finance
Presenter: Tavia Ritchie

Attachment(s):

1. 11368AR25 Final SAS114 Kissimmee Vine Street CRA
2. 2025 kissimmee vine street community redevelopment agency

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

We have audited the financial statements of the governmental activities and the major funds of the Kissimmee Vine Street Community Redevelopment District (the CRA), a component unit of the City of Kissimmee, Florida (the City), for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards,* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the CRA are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended September 30, 2025. We noted no transactions entered into by the CRA during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. No significant accounting estimates were noted during our audit.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the opinion unit's financial statements taken as a whole.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated April 29, 2026.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the CRA's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the CRA's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures on the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Schedule of Revenues, Expenditures, and Changes in Capital Projects Fund Balance – Budget and Actual, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

Restriction on Use

This information is intended solely for the information and use of the Board of Directors and management of the CRA, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

Kissimmee Vine Street Community Redevelopment Agency

Kissimmee, Florida

Annual Financial Report

For the Year Ended September 30, 2025

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
KISSIMMEE, FLORIDA

SEPTEMBER 30, 2025

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PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

Report on the Audit of the Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities and major funds of the Kissimmee Vine Street Community Redevelopment Agency (the CRA), a component unit of the City of Kissimmee, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major funds of the CRA as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, are presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the CRA's basic financial statements. The Schedule of Revenues, Expenditures, and Changes in Capital Projects Fund Balance – Budget and Actual are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 by us. In our opinion, based on our audit, the Schedule of Revenues, Expenditures, and Changes in Capital Projects Fund Balance – Budget and Actual is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2026, on our consideration of the CRA's internal control over financial reporting and on 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 effectiveness of the CRA's 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 CRA's internal control over financial reporting and compliance.

Purvis Gray

April 29, 2026
Ocala, Florida

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
CITY OF KISSIMMEE, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

This supplement to the Independent Auditor's Report and Financial Statements has been developed in accordance with the Government Accounting Standards Board Statement No. 34. It is intended to provide the readers of this report with a general overview of the financial activities of the Kissimmee Vine Street Community Redevelopment Agency (the CRA). The CRA provides the following discussion and analysis of the CRA's financial activities for the fiscal year ended September 30, 2025. Management's Discussion and Analysis is designed to: (a) assist the reader to focus on significant financial issues, (b) provide an overview of the CRA's financial activities, (c) identify changes in the CRA's financial position, (d) identify material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

The CRA
The CRA was created under Chapter 163, Florida Statutes, and City of Kissimmee (the City) Ordinance No. 2839. The Governing Board of the CRA (the Board) is the City Commission and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit of the City for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

These financial statements are presented for the purpose of complying with state law, specifically Florida Statute Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed $100,000.

Financial Highlights
- The assets in the general fund in the CRA exceeded its liabilities at the close of the most recent fiscal year by $8,253,544.
- The assets in the capital projects fund in the CRA exceeded its liabilities at the close of the most recent fiscal year by $476,220.
- The CRA's fund balance increased by $1,983,234 as a result of 2025 operations.
- Revenues in the CRA's general fund for fiscal year 2025 were $3,798,819 while expenditures were $2,291,805.
- Revenues in the CRA'S capital projects fund for fiscal year 2025 were $182,152 while expenditures were $13,705,931. There is a capital contribution of $14M from the City to the capital projects fund was used for the purchase of the K-mart site for redevelopment.
- For the period ended September 30, 2025, in the CRA's general fund actual revenues were more than budgeted revenues by $748,988 while actual expenditures were $6,313,587 less than budgeted expenditures.

Overview of the Financial Statements
This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of the following four (4) components:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information

Government-Wide Financial Statements
The *government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents financial information on all of the CRA's assets and liabilities, 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 CRA is improving or deteriorating.

The *Statement of Activities* presents information showing how the CRA'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 for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements listed above distinguish functions of the CRA that are principally supported by ad-valorem taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activity of the CRA is general government. The CRA currently has no business-type activities.

The government-wide financial statements include only the activities of the CRA. However, the CRA is considered a blended component unit of the City and, as such, the financial information of the CRA is also included in the City's Annual Comprehensive Financial Report for each fiscal year.

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 CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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 the CRA'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 CRA's near-term financing decisions. Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

General Fund
The General Fund is the primary operating fund of the CRA and accounts for all financial resources of the CRA. The Capital Projects Fund allows governments to invest in essential infrastructure, such as broadband and public facilities, to meet community needs.

Restricted Fund Balance
Fund Balance should be reported as restricted when constraints are placed on the use of resources, such as enabling legislation which authorizes the government to assess, levy, charge, or otherwise mandate payment of resources. All of the CRA's fund balances are considered restricted.

Notes to the Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information (RSI)
Included in this section of the report is the Budgetary Comparison Schedule.
Supplementary Information (SI)
Included in this section of the report is the Capital Projects Fund Budgetary Comparison Schedule.

Government-Wide Financial Analysis

Statement of Net Position
As noted earlier, net position may serve over time as a useful indicator of the CRA's financial position. In the case of the CRA, assets exceeded liabilities by $8,729,764 (*net position*) as of the close of the most recent fiscal year, an increase of $1,983,234 in comparison with the prior year.

The following table reflects a summary of the *Statement of Net Position* for the current and prior year as of September 30:

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY

	2025	2024
Assets		
Cash and Cash Equivalents	$ 8,822,145	$ 6,636,530
Rents Receivable	180,767	-
Cash with Fiscal Agent	-	110,000
Total Assets	9,002,912	6,746,530
Liabilities and Fund Balances		
Liabilities		
Accounts Payable	273,148	-
Total Liabilities	273,148	-
Net Position		
Restricted for Community Redevelopment	8,729,764	6,746,530
Total Net Position	$ 8,729,764	$ 6,746,530

Statement of Activities
The following table reflects the *Statement of Activities* for the current and prior year for the fiscal year ended September 30:

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY

	2025	2024
Expenses		
General Government	$ 1,455,719	$ 210,328
Capital Outlay:		
General Government	14,542,018	325,495
Total Expenses	15,997,737	535,823
Program Revenues		
Capital Contributions	14,000,000	-
General Revenues		
Property Taxes	3,049,458	2,447,520
Investment Income	562,839	320,641
Rent Revenue	304,566	-
Miscellaneous Revenue	64,108	-
Total General Revenues	3,980,971	2,768,161
Excess of Revenues Over Expenses	1,983,234	2,232,338
Net Change in Net Position	1,983,234	2,232,338
Net Position, Beginning of Year	6,746,530	4,514,192
Net Position, End of Year	$ 8,729,764	$ 6,746,530

Fiscal year 2025 activities increased the CRA's net position by $1,983,234 from the prior year. This change resulted from an increase in tax increment financing revenues of $601,938 in the current year due to an increase in property values within the CRA district. The capital contribution of $14M from the City to the capital projects fund was for the purchase of the K-mart site for redevelopment. Expenses increased by $15,461,914 from additional work on redevelopment projects during the 2025 year.

Financial Analysis of the CRA's Funds

Governmental Funds
The focus of the CRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements. In particular, 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 CRA's fund balance of $8,729,764 is restricted for redevelopment projects within the CRA district.

Property taxes totaling $3,049,458 represented approximately 77% of all revenues. The CRA's fund balance increased by $1,983,234 in the current year. The increase in tax increment financing revenues of $601,938 and increase of expenditures by $15,461,914 were addressed above in the governmental activities discussion. As stated above the inflow of $14M for redevelopment in the capital projects fund.

Budgetary Highlights
An annual budget is prepared for the CRA General Fund and approved by the Board. The legal level of control is maintained at the fund level. During 2025, the Board approved a supplemental budget appropriation to provide for unanticipated requirements of the period. This appropriation caused an increase from the original budget of $3,938,152, for general government expenditures. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of the fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles. The CRA underspent the final amended budget by $6,313,587 for redevelopment project costs that carried over to the next year.

Capital Assets and Debt Administration
The CRA's capital assets are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Capital asset activity for the year ended September 30, 2025, can be found in the City's audited financial statements.

At September 30, 2025, the CRA had no long-term debt.

Economic Factors and Future Developments
The CRA will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for the designated district. The CRA will continue to implement the community's shared development goals through its redevelopment strategies and critical tasks.

Request for Information
This financial information is designed to present users with a general overview of the CRA's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Kissimmee Vine Street Community Redevelopment Agency located at 101 Church Street, Kissimmee, Florida 34741.

FINANCIAL STATEMENTS

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION AND GOVENMENTAL FUND BALANCE SHEET
SEPTEMBER 30, 2025

	General Fund	Capital Project Fund	Total Governmental Funds	Adjustments (Note 2)	Statement of Net Position
Assets					
Cash and Cash Equivalents	$ 8,345,925	$ 476,220	$ 8,822,145	$ -	$ 8,822,145
Rents Receivable	180,767		180,767		180,767
Total Assets	8,526,692	476,220	9,002,912	-	9,002,912
Liabilities					
Accounts Payable	273,148		273,148	-	273,148
Total Liabilities	273,148	-	273,148	-	273,148
Fund Balance					
Restricted for Community Redevelopment Projects	8,253,544	476,220	-	(8,729,764)	-
Total Fund Balance	8,253,544	476,220	-	(8,729,764)	-
Total Liabilities and Fund Balance	$ 8,526,692	$ 476,220	$ 273,148		
Net Position					
Restricted for:					
Community Redevelopment Projects				8,729,764	8,729,764
Total Net Position				$ 8,729,764	$ 8,729,764

See accompanying notes

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Capital Project Fund	Total Governmental Funds	Adjustments (Note 2)	Statement of Activities
Revenues					
Property Taxes - County	$ 1,574,406		$ 1,574,406	$ -	$ 1,574,406
Property Taxes - City	1,475,052		1,475,052	-	1,475,052
Investment Income	380,687	182,152	562,839	-	562,839
Rent Revenue	304,566		304,566	-	304,566
Miscellaneous Revenue	64,108		64,108	-	64,108
Total Revenues	3,798,819	182,152	3,980,971	-	3,980,971
Expenditures / Expenses					
Current:					
General Government	1,455,719		1,455,719	-	1,455,719
Capital Outlay:					
General Government - Contributed to Primary Government	836,086	13,705,932	14,542,018	-	14,542,018
Total Expenditures / Expenses	2,291,805	13,705,932	15,997,737	-	15,997,737
Excess (Deficiency) of Revenues Over (Under) Expenditures / Expenses	1,507,014	(13,523,780)	(12,016,766)	-	(12,016,766)
Other Financing Sources (Uses)					
Contribution from Primary Government	-	14,000,000	14,000,000	-	14,000,000
Total Other Financing Sources (Uses)	-	14,000,000	14,000,000	-	14,000,000
Net Change in Fund Balance / Net Position	1,507,014	476,220	1,983,234	-	1,983,234
Fund Balance/Net Position, Beginning of Year	6,746,530	-	6,746,530	-	6,746,530
Fund Balance/Net Position, End of Year	$ 8,253,544	$ 476,220	$ 8,729,764	$ -	$ 8,729,764

See accompanying notes.

Note 1 - Summary of Significant Accounting Policies

The Kissimmee Vine Street Community Redevelopment Agency's (the CRA) financial statements are prepared in accordance with generally accepted accounting principles, as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

The CRA was created under the Florida Statutes, Chapter 163 Part III, and City of Kissimmee (the City) ordinance with the purpose of establishing the redevelopment priorities for the designated CRA district. In November 2012, City Ordinance No. 2839 established the Vine Street redevelopment district (defined by Resolution 12-12). The Governing Board of the CRA (the Board) is the City Commission and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit of the City for financial reporting purposes and is included as a special revenue fund and capital projects fund within the City's overall basic financial statements.

Financial Statements

These financial statements are presented for the purpose of complying with state law, specifically Florida Statutes, Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed $100,000. Entity-wide financial statements are prepared at the City-wide level by the City and include the CRA. Copies of that report can be obtained from the City's Finance Department.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

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 resources when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Fund Financial Statements

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, except for debt service expenditures, which are recorded only when payment is due.

Considering that the fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

Tax increment financing revenue and interest associated with the current fiscal period is considered to be measurable and has been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the General Fund as a major governmental fund. The General Fund is used to account for all financial resources received by the CRA. The General Fund serves as the primary operating fund of the CRA. The CRA also reported a capital project fund to account for a capital contribution from the City and related expenditures for capital acquisition in accordance with its redevelopment plan.

Budgetary Requirements

An annual budget is prepared for both funds of the CRA as part of the City's budget process. The budget amounts presented in the accompanying financial statements are as originally adopted, or as legally amended, by the Commission during the year ended September 30, 2025. The City Manager is authorized to transfer budgeted amounts within the funds; however, all budget amendments require CRA Board approval and any budget amendments that alter the total expenditures of the funds must be approved by the Commission. During 2025, the Commission approved supplemental budget appropriations to provide for unanticipated requirements of the period and carryforward fund balances. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of each fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.

Assets, Liabilities and Net Position

Cash and Cash Equivalents and Investments

The CRA participates in the City's pooled cash and investment portfolio. This pool includes deposits and overnight repurchase agreements, amounts with Florida Star and Florida Palm. Interest income earned as a result of pooling is distributed to the appropriate funds based on the average daily balance of cash in each fund for the period.

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items). The CRA's capital assets are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Capital asset activity for the year ended September 30, 2025, can be found in the City's audited financial statements. As the capital assets are retained by the City, the CRA contributes capital to the City for capital outlay related to the CRA's redevelopment and infrastructure projects.

Nature and Purpose of the Fund Balance

In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation, are classified as restricted fund balances.

Amounts that can only be used for specific purposes pursuant to constraints imposed by the Board through an ordinance are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the General Fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance, if any, represents fund balance that has not been restricted, committed, or assigned to specific purposes within the General Fund.

Net Position
The government-wide statements utilize a net position presentation. Restricted net position is unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

Other Significant Accounting Policies

Use of 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 and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Contributions and Payments to City
Capital outlay is contributed by the CRA to the City for capital outlay incurred for the CRA's redevelopment and infrastructure projects. There is a capital contribution of $14M from the City to the capital projects fund was used for the purchase of the K-mart site for redevelopment.

Payroll-Related Expenses and Liabilities
The employees that manage or are involved in day-to-day operations of the CRA are employees of the City. Per an agreement with the City, the CRA is charged an administrative fee related to those employees. Payroll-related activity for the year ended September 30, 2025, can be found in the City's audited financial statements.

Note 2 - Explanation of Certain Differences Between the Government-Wide and Fund Financial Statements

Statement of Net Position and Governmental Fund Balance Sheet
The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position of governmental activities as reported in the government-wide statement of net position.

Statement of Activities and Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances
The governmental fund statement of revenues, expenditures, and changes in fund balance includes no adjustments to the statements of activities for the current year.

Note 3 - Cash and Equity in Pooled Cash and Investments

At September 30, 2025, the CRA's funds are part of the City's cash and investment pool. The City's cash deposits are held by a bank that qualifies as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. The City maintains an investment policy managing pooled cash and investments that discusses the interest rate risk, credit risk, custodial risk and concentration of credit risk. This policy governs the CRA portion of the pooled cash and investments. Further information on the City's pooled cash and investments can be found in the notes to the annual financial statements of the City.

Investments are stated at fair value, with the exception of the investments with Florida Public Assets for Liquidity Management (FL PALM), which are reported at amortized cost in accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. GASB Statement No. 79 establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes. The weighted average maturity is 50 days for FL STAR and 42 days for FL PALM and the credit rating is Fitch AAAm.

The City's investment policy is governed by local resolution and bond covenants. Allowable investments include: Florida Public Assets for Liquidity Management (FL PALM); negotiable direct obligations, or obligations the principal and interest of which are unconditionally guaranteed by the United States government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States agencies, provided such obligations are backed by the full faith and credit of the United States Government; bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by United States Government agencies which are not full faith and credit agencies; repurchase agreements; bankers' acceptances; commercial paper; state and/or local government taxable and tax-exempt debt; and fixed income mutual funds. In addition, the City's retirement plans may invest in corporate bonds and stocks as well as limited partnerships.

Note 4 - Tax Increment Financing Revenue

The CRA is primarily funded through tax increment financing revenue. The tax increment revenue is calculated by applying the adopted millage rate to the increase in current year taxable assessed valuations within the designated CRA district, using the year in which it was established as the "base year" (2013 for the Vine Street district). The City is required to contribute 95% of the incremental property taxes levy increase each year. Per Interlocal agreement, Osceola County (the County) is required to contribute 70% of the incremental property tax levy increase. For fiscal year 2025, the CRA received its calculated shares of $1,574,406 from the County and $1,475,052 from the City.

Note 5 – Commitment

Debt Related
The 2024B Bonds known as the 2024 project and the interest thereon are payable solely from and secured by an irrevocable pledge of the Pledged Funds. Pledged Funds consist of Non-Ad Valorem

Revenues which are deposited into the Debt Service Fund and certain moneys on deposit in the accounts and funds established under the Resolution. The Issuer has covenanted and has agreed to appropriate in its annual budget for each fiscal year sufficient amount of Non-Ad Valorem Revenues for the payment of principal of and interest on the 2024B Bonds in each fiscal year, and to make certain other payments required by the Resolution.

Note 6 – Subsequent Events

In October 2024, the City purchased the former Kmart site located at 2211 W Vine Street. On May 5, 2025, the Purchasing Division advertised RFQ #2025-005, Kmart Site Redevelopment. The RFQ sought a qualified Master Developer to transform the former Kmart property and surrounding Vine Street corridor into a catalytic mixed-use redevelopment. In October 2025, the City Commission authorized staff to proceed with negotiations pursuant to a Master Development Agreement with the selected developer. To date, a Master Development Agreement has not been reached; however, demolition at the site is planned to be completed by the 2nd quarter of 2026. Located within the Vine Street Community Redevelopment Area, the project represents one of the most significant reinvestments in the corridor in decades. It is expected to attract new businesses and strengthen economic activity in the area.

REQUIRED SUPPLEMENTARY INFORMATION

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
GENERAL FUND BALANCE - BUDGET TO ACTUAL
FOR YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Property Taxes - County	$ 1,572,017	$ 1,572,017	$ 1,574,406	$ 2,389
Property Taxes - City	1,472,814	1,472,814	1,475,052	2,238
Investment Income	5,000	5,000	380,687	375,687
Rent Revenue	-	-	304,566	304,566
Miscellaneous Revenue	-	-	64,108	64,108
Total Revenues	3,049,831	3,049,831	3,798,819	748,988
Expenditures				
Current:				
General Government	3,067,240	4,447,701	1,455,719	2,991,982
Capital Outlay:				
General Government - Contributed	1,600,000	4,157,691	836,086	3,321,606
Total Expenditures	4,667,240	8,605,392	2,291,805	6,313,588
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,617,409)	(5,555,561)	1,507,014	7,062,575
Net Change in Fund Balance	(1,617,409)	(5,555,561)	1,507,014	7,062,575
Fund Balances, Beginning of Year	1,617,409	5,555,561	6,746,530	5,129,121
Fund Balances, End of Year	$ -	$ -	$ 8,253,544	$ 12,191,696

SUPPLEMENTARY INFORMATION

KISSIMMEE VINE STREET COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
CAPITAL PROJECT FUND BALANCE - BUDGET TO ACTUAL
FOR YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Final	Actual	Variance
Revenues			
Investment Income	-	182,152	182,152
Total Revenues	-	182,152	182,152
Expenditures			
Capital Outlay:			
General Government - Contributed	14,000,000	13,705,932	294,068
Total Expenditures	14,000,000	13,705,932	294,068
Excess (Deficiency) of Revenues Over (Under) Expenditures	(14,000,000)	(13,523,780)	476,220
Other Financing Sources (Uses)			
Contribution from Primary Government	14,000,000	14,000,000	14,000,000
Total Other Financing Sources (Uses)	14,000,000	14,000,000	14,000,000
Net Change in Fund Balance	-	476,220	14,476,220
Fund Balances, Beginning of Year	-	-	-
Fund Balances, End of Year	$ -	$ 476,220	$ 14,476,220

OTHER REPORTS

PURVIS GRAY

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 Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

We have audited, in accordance with the 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 Kissimmee Vine Street Community Redevelopment Agency (the CRA) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated April 29, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the CRA'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness on the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA'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 CRA's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a 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 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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters
As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

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 financial statements. 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 non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this 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 CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

April 29, 2026
Ocala, Florida

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTIONS 163.387(6) AND (7), FLORIDA STATUTES

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

We have examined the Kissimmee Vine Street Community Redevelopment Agency's (the CRA) compliance with the requirements of Sections 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(f), *Rules of the Auditor General*. Management is responsible for the CRA's compliance in accordance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA is in accordance with the criteria noted in Section 10.556(10)(f), *Rules of the Auditor Genera*l, in all material respects. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of Directors of the CRA of Kissimmee, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

We have examined the Kissimmee Vine Street Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA is in accordance with the criteria required by Section 10.556(10)(a), *Rules of the Auditor General*, in all material respects. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specific requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with specific requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, the CRA, its management, and the Board of Directors of the CRA of Kissimmee, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

April 29, 2026
Ocala, Florida

MANAGEMENT LETTER

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

Report on the Financial Statements
We have audited the financial statements of the Kissimmee Vine Street Community Redevelopment Agency (the CRA) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 29, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; 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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on examination conducted in accordance with the American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated April 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The prior year comment has been resolved.

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 be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the CRA's financial statements as of and for the year ended September 30, 2025, for this information).

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

MANAGEMENT LETTER

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 CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and 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. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs
As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, in our Management Letter for the City, the primary government associated with the CRA, the City asserted to the auditors that there were several PACE programs authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, that did operate within the City's geographical boundaries during the fiscal year under audit. Please see the primary government Management Letter.

Special District Component Units
Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the CRA reported the following information that was not subject to auditing procedures. Please see attached information.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General,* requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but 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 the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, and City of Kissimmee City Council and management, and is not intended to be, and should not be, used by anyone other than these specified parties.

The Board of Directors
Kissimmee Vine Street Community Redevelopment Agency
Kissimmee, Florida

MANAGEMENT LETTER

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

April 29, 2026
Ocala, Florida

ITEM 8.E
Advisory Board Vacancy: Historic Preservation Board

Request

The Commission is requested to make an appointment to fill a vacancy on the Historic Preservation Board.

Explanation

Historic Preservation Board Member Kimberly Murray has declined to be reappointed, resulting in a vacancy on the board. Attached are the pre-approved applications for commission consideration.

Recommendation

Appoint a new member to fill an open vacancy on the Historic Preservation Board.

REQUESTED CITY COMMISSION ACTION:

Appoint/Reappoint

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. (HPB) Applicant-Alexandra Nasharr (Curator for the Osceola Historical Society)
2. (HPB) Applicant-Monica Smith (City Resident - Represents the General Public)
3. (HPB) Applicant-Estefany Roman (City Resident - Represents the General Public)
4. (HPB) Applicant-Rubin Anderson (City Resident - Represents the General Public)

Advisory Board Application

Submitted on	16 April 2026, 4:07PM
Receipt number	172
Related form version	12

Applicant Information

First Name	Alexandra
Last Name	Nasharr
Street Address	1676 Judith Dr
City	Kissimmee
State	FL
Zip Code	34758
Phone	5633708960
Email	curator@osceolahistory.org
Name of Employer	Osceola County Historical Society
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	Osceola County Historical Society (aka Osceola History)
Work Address	750 N. Bass Rd
Type of Business	Non-Profit, Museum/Arts & Culture sector
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	

Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	
State of Business Owned/Operated by Applicant	
Zip Code of Business Owned/Operated by Applicant	

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Historic Preservation Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	Served as Judge for Three Rivers Art Council in Kewanee, IL and led educational programming for Iowa based programs. I moved here in the Fall of 2024 for my current role and have not served on a local board but have collaborated with the Osceola County Library System and Kissimmee Main Street.
Please list any special skills or certifications?	Oversee instruction involving preservation measures, and art-handling techniques as curatorial staff at the Osceola County Historical Society. Have served on past facilities committee, making sure historic structures and artifacts are being preserved and cared for under best practices and further digitizing local collections to preserve for future generations to come.
Please attach your resume or proof of qualification and/or licenses.	Resume_Nasharr.docx

Demographics & Certifications

Are you a member of any of the following minority groups?	White, non-hispanic
What is your gender?	Female
Are you physically disabled?	No, I am not physically disabled
Signature	

Link to signature

ALEXANDRA (ALEX) NASHARR
1676 Judith Dr. Kissimmee, FL 34758
(563) 370-8960 / nasharr24@yahoo.com
https://www.linkedin.com/in/alexanasharr/

OBJECTIVE

Detail-oriented artist and experienced museum professional with enthusiasm for collaborative planning, creative content, and engaging residents and visitors through meaningful interpretation. I seek to engage a diverse audience and contribute my strengths to local organizations and their members.

EDUCATION

M.A. in Museum Studies, 2023
Western Illinois University - Moline, IL

B.F.A. in Studio Art & Art History, 2012
The School of the Art Institute of Chicago - Chicago, IL

PROFESSIONAL EXPERIENCE

Museum Curator Sept 2024 – present
Osceola History – Kissimmee, FL
• Responsible for maintaining and refreshing the permanent exhibits with new artifacts or interactive components.
• Creating a schedule for temporary exhibits to be displayed year-round at the Welcome Center & History Museum.
• Tracking and documenting objects and archives in the museum's database, using Past Perfect software.
• Serving on the facilities committee and making sure historic structures and artifacts are being preserved and cared for under best practices.
• Initiating outreach opportunities, such as talks and community appearances, while working with the Marketing team to promote the museum's mission.
• Collaborating with Education to develop new engaging content to strengthen the Osceola History app and getting involved in field trip activities.

Painter & Illustrator Aug 2008 – present
Freelance Artistic Practice:
• Utilizing a wide variety of techniques (working in mixed media).
• Experience facilitating Large-scale projects, including mural work.

Special Opportunities & Projects:
--Developed art activities for Teacher Appreciation Open House – Sept 2023
--Led a mural project with students from the Davenport JDC Center – May 2023
--Served as Judge for Three Rivers Art Council in Kewanee, IL – Spring 2023
--Volunteer with KidzToPros after-school programming in Chicago, IL – Spring 2022
--Exhibitor in the Venus Envy Festival in the Quad Cities – May 2013
--Exhibitor in the SAIC Spring BFA Show in Chicago, IL – April 2012

Gallery Host Feb 2024 – Aug 2024
The Figge Art Museum – Davenport, IA
● Integral to providing a welcoming, safe, and informative visitor experience.
● Open to answering questions and providing background on the museum's collections/exhibitions, while assisting in wayfinding throughout the building.
● Assists with free family days and special events to ensure art activities and tours run smoothly, offering general support when needed.

Curatorial Intern June 2023 – Aug 2023
The Figge Art Museum – Davenport, IA
● Collaborated with the curatorial team to refresh the gallery space for History in the Painting, a series of 12 paintings on loan from the Warner Foundation.
● Supported collection-related research efforts by compiling relevant resources, further contributing to the scholarly enrichment of the museum's holdings.
● Recorded and designed content for a guided audio tour of the Warner collection, providing informative and engaging new narratives that visitors could explore.
● Oversaw instruction involving best practices, preservation measures, condition reporting, and art-handling techniques with curatorial staff.
● Assisted the curatorial staff during the de-installation of exhibitions, such as Sporting Fashion and Decolonial Intervention, including packaging and preparing work(s) for travel.

Graduate Assistant – Education & Outreach Jan 2023 – May 2023
The Figge Art Museum – Davenport, IA
● Charged with installing the Young Artists rotating exhibition in the community gallery.
● Conceptualized and facilitated educational programming through thorough research, ensuring activities' effectiveness and alignment with the museum's educational objectives, coordinating, and learning from the museum's outreach educators.
● Collaborated in developing creative art-based content contributing to an activity's design and implementation within a formal classroom or informal studio setting.
● Developed new activities and brought them to life in the family activity center (FAC).
● Assisted with Wine & Art fundraising events, aiding the facilitator in project set-up.

Gallery Assistant & Visual Merchandiser May 2013 – June 2020
Arts & Artisans LLC – Chicago, IL
● Organized incoming and existing work, showcasing local artists and the significance of handmade materials, alongside identifying and researching artists.
● Guided new hires, ensuring their effective contribution to the day-to-day activities within the gallery, and oriented visitors, sharing my knowledge of the artists with them.
● Managed the physical storage and safeguarding of artwork, while ensuring smooth operations and a cohesive work environment.
● Organized artwork for exhibitions and temporary installations, ensuring the optimal presentation and interaction with the works on display.
● Office management including orders, data compilation, organization, and shipping.

TECHNICAL SKILLS

Proficient in: Microsoft Office Suite and Google Suite for project management purposes and gained valuable experience in using OnCell or STQRY software to create virtual tour options. Computer literacy on both Dell, PC, and Mac systems, and familiarity with Past Perfect and Vernon software.

Professional References available upon request

Advisory Board Application

Submitted on	20 April 2026, 12:30PM
Receipt number	174
Related form version	12

Applicant Information

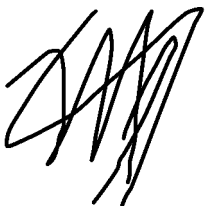
First Name	Monica
Last Name	Smith
Street Address	3001 Pine Branch Drive
City	Kissimmee
State	FL
Zip Code	34741
Phone	9048857877
Email	smith.dmonica@gmail.com
Name of Employer	Florida Legislature - Office of State Senator Kristen Arrington
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	Office of State Senator Kristen Arrington
Work Address	3 courthouse sq Kissimmee, FL 34741
Type of Business	Government
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	

Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	
State of Business Owned/Operated by Applicant	
Zip Code of Business Owned/Operated by Applicant	

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Historic Preservation Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	Selected participant, Leadership Osceola – Class of 2025 Volunteer supporting housing and community initiatives with Hope Partnership Volunteer providing guest services and support to families at Give Kids The World Village
Please list any special skills or certifications?	Commissioned Notary Public, State of Florida Fluent in Spanish Museum internship experience, at the Tampa History Center including exposure to historical collections, exhibits, and preservation practices
Please attach your resume or proof of qualification and/or licenses.	SmithR.pdf

Demographics & Certifications

Are you a member of any of the following minority groups?	Hispanic
What is your gender?	Female
Are you physically disabled?	Yes, I am physically disabled
Signature	 Link to signature

Monica Smith

smith.dmonica@gmail.com | (904) 885-7877 | Kissimmee, Florida

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Employment

Senator Kristen Arrington (SD-25) | Legislative Aide (Aug. 2025-Present) |

- Managed 6+ Social Media Accounts with coordinated feeds and advanced scheduling. Utilized common editing apps such as Canva and Lightroom.
- Conducted legislative research and analysis to support bill development
- Tracked committee agendas, hearings and votes; prepared policy briefs, talking points and correspondence on priority legislation
- Developed office communication efforts including weekly newsletter and press materials

District Aide **|** Nov. 2024 - Aug. 2025

- Coordinated with nonprofits and local stakeholders, built partnerships to support local initiatives and advance community objectives
- Managed office expense accounts and travel systems, ensuring budget compliance and cost efficiency for all office-related activities and staff travel
- Facilitated community and public outreach efforts, fostering stronger engagement with constituents

Sarah Henry for Florida (HD-38) | Campaign Manager — 2024

- Managed the Florida State House Caucus' top flip opportunity for the 2024 cycle, House District 38 was one of the most expensive and competitive General Election State House races in Florida for the 2024 cycle
- Managed a budget of over one million dollars, optimizing resource allocations for targeted impact
- Managed a vendor team that planned and executed an extensive paid communications program, featuring a targeted Spanish language program
- Extensive experience with ActBlue, NGP, VoteBuilder, MiniVAN, and Mobilize
- Organized canvassing efforts, recruiting and training dozens of organic volunteers to knock over 22,000 doors
- Coordinated fundraisers, town hall events, and other direct voter contact initiatives throughout the community
- Directed field operations for down-ballot Democrats, including Thomas Kirk for Casselberry City Commission and Sarah Baker for Winter Springs City Commission, both winning competitive local seats
- Sarah Henry ultimately out-performed the top of the ticket in her district by 3 points

Shuster Saben & Estévez | Legal Clerk — 2023 - 2024

- Utilized legal software to maintain case databases, track deadlines and update case statuses
- Coordinated with medical providers, insurance companies, and clients to obtain

necessary documentation and information for cases

Alan Cohn for Congress | Finance Intern — 2022

- Designed and developed customized reports tailored to meet specific financial analysis
- Created and ensured call sheets were ready and accurate for call time
- Coordinated with the finance team in maintaining databases
- Collaborated with finance and development teams to ensure accurate data entry and reporting in donor databases, tracking contributions and donor activity

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Education

University of South Florida, December 2022

- B.A. in Political Science & History | Minor: English
- Graduated Summa Cum Laude, Honors diploma

Additional Qualifications

- Fluent in Spanish
- Leadership Osceola Class of 2025
- Commissioned Notary Public – State of Florida
- Precinct Captain, Osceola County Democratic Party
- Member of Osceola Young Democrats

Advisory Board Application

Submitted on	21 April 2026, 5:52AM
Receipt number	176
Related form version	12

Applicant Information

First Name	Estefany
Last Name	Roman
Street Address	813 Hastings Dr.
City	Kissimmee
State	FL
Zip Code	34744
Phone	4074608341
Email	estefanyyroman@yahoo.com
Name of Employer	The Fresh Market
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	The Fresh Market
Work Address	612 Centerview Blvd, Kissimmee, FL 34741
Type of Business	Grocery store
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	

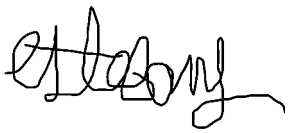
Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	
State of Business Owned/Operated by Applicant	
Zip Code of Business Owned/Operated by Applicant	

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Historic Preservation Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	I have volunteered in Give Kids the World and been a intern for a private attorney.
Please list any special skills or certifications?	Bilingual Proficiency: Fluent in English and Spanish; capable of assisting with outreach and communication for Kissimmee's diverse community. Legal & Administrative Support: Experienced in drafting affidavits, tracking legal deliveries, and managing schedules for official hearings. Technical Writing & Research: Skilled in preparing professional documentation and conducting detailed searches for legal and public records. Academic Excellence: Currently pursuing a double major in Political Science and Paralegal Studies
Please attach your resume or proof of qualification and/or licenses.	Resume 2.PDF updated.pdf

Demographics & Certifications

Are you a member of any of the following minority groups?	Hispanic
What is your gender?	Female
Are you physically disabled?	No, I am not physically disabled
Signature	



Link to signature

ER

ESTEFANY ROMAN

estefanyyroman@yahoo.com | 407-460-8341 | Kissimmee, FL 34744

Summary

Recent college student with excellent research, experienced detail-oriented legal intern with strong technical, analytical, and problem-solving skills. Quick learner with a proven ability to adapt and work independently or collaboratively. Known for a strong work ethic, effective time management, and exceptional interpersonal skills. Seeking entry-level opportunities to further develop my expertise and support organizational growth while delivering high-quality work.

Skills

Customer Engagement
Inventory Tracking And Storage Customer Service
Welcoming Guests
Strategic Thinker

Experience

Goodwill Store | Kissimmee, FL **Front Store Clerk**
01/2023 - 10/25/2024
Customer Assistance
Storage Organization
Store Cleaning
Friendly And Outgoing

The Fresh Market | Kissimmee, FL **Cashier**
10/27/2024 - present
Customer Assistance
Cashier

Education and Training

Organized stock shelves, maintained cleanliness of the sales floor, backroom and restrooms.

Provided excellent customer service by delivering a friendly attitude towards all customers.

Resolved customer complaints in a courteous manner while following corporate guidelines.

Examined packages and goods for damage and notified vendors of replacement needs.

Stored items in an orderly and accessible manner in warehouse tool rooms, supply rooms, or other areas.

Addressed customer complaints with knowledgeable and speedy support to maximize satisfaction.

Prioritized and resolved concerns such as pricing problems, damaged products and special order requests. Greeted customers promptly and responded to questions.

Answered customers' questions and provided information on store procedures or policies.

Central Pointe Christian Academy | 1190 Neptune Rd, Kissimmee, FL 34744
High School Diploma
05/2023

Valencia College | 1800 Denn John Ln, Kissimmee, FL 34744
Associates in Arts - Political Science and Paralegal
08/2023 - present

Activities and Honors

- Volunteered in various capacities at GKTW (Give Kids The World) to create priceless memories for critically ill children and their families.

Served "Ice Cream For Breakfast" at Henri's Starlit Scoops, providing a fun and sweet experience for wish families

at GKTW.
Operated accessible rides, ensuring inclusivity and joy for all children, regardless of abilities, at GKTW.
Contributed to the magic of weeklong wish vacations in the whimsical, storybook Village at GKTW, making a meaningful impact on the lives of critically ill children and their loved ones.

- Experienced legal intern.

Accomplishments

Received a Leadership award and a Certificate of Achievements from National Honor Society in recognition of exceptional academic excellence, maintaining high grades for four consecutive years, demonstrating dedication, hard work, and commitment to academic rigor; I also have also developed legal documentation experience.

Advisory Board Application

Submitted on	22 April 2026, 8:06AM
Receipt number	177
Related form version	12

Applicant Information

First Name	Rubin
Last Name	Anderson
Street Address	110 LakeView Dr
City	Kissimnee
State	Florida
Zip Code	34741
Phone	5612349488
Email	rubin7756@gmail.com
Name of Employer	Kelly Education
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	Sub Teacher
Work Address	Highlands Elementary School
Type of Business	Education
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	

Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	
State of Business Owned/Operated by Applicant	
Zip Code of Business Owned/Operated by Applicant	

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Historic Preservation Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	Community Activist, non profit First Corinthians..
Please list any special skills or certifications?	B/A Degree Turf Manager. Supervisor Sub School Teacher. Pastor Business and Education
Please attach your resume or proof of qualification and/or licenses.	OSHA.jpg Guides for better living.jpg PBA UNIVERSITY.pdf Army Discharge.jpg Honorable.pdf Westsie Turf.jpg PBC.jpg

Demographics & Certifications

Are you a member of any of the following minority groups?	Black or African American
What is your gender?	Male
Are you physically disabled?	No, I am not physically disabled
Signature	 Link to signature

Honorable Discharge

from the Armed Forces of the United States of America

This is to certify that

RUBIN LEWIS ANDERSON PRIVATE E1 UNITED STATES ARMY

was Honorably Discharged from the

United States Army

on the 6TH *day of* DECEMBER 1974 *This certificate is awarded as a testimonial of Honest and Faithful Service*

ETHEL D. SAULS,
2LT, AGC

Guides for Better Living

RUBIN ANDERSON

has successfully completed a minimum of eighteen hours of instruction in the principles of Positive Mental Attitude.

Harry H. Woodward Jr.
Executive Director

Frederick M. Chivers
National Coordinator

Thomas D. Remington
Instructor

Honorable Discharge

from the Armed Forces of the United States of America

This is to certify that

RUBIN LEWIS ANDERSON | PRIVATE E1 UNITED STATES ARMY

was Honorably Discharged from the

United States Army

on the 6TH *day of* DECEMBER 1974 *This certificate is awarded as a testimonial of Honest and Faithful Service*

Ethel P Sauls

ETHEL P SAULS,
2LT, AGC

MAY 50

BUREAU OF ENGRAVING AND PRINTING

Certificate of Training

THIS IS TO CERTIFY THAT

Rubin L. Anderson

HAS SUCCESSFULLY COMPLETED THE COURSE OF TRAINING IN

OSHA 10-Hour Construction

Occupational Health & Safety Standards

ValleyCrest

Instructor

December 5, 2003

Date

Palm Beach Atlantic University

West Palm Beach, Florida

To all to whom these presents may come, Greetings.
Be it known that

Rubin Lewis Anderson

having successfully completed the prescribed course of study and having satisfied all other requirements for the degree of

Bachelor of Arts

is entitled to all the rights and privileges pertaining to that degree.
In testimony whereof, the Board of Trustees, upon recommendation of the faculty, has granted this diploma bearing the Seal of the University.

Given this 15th day of August, two thousand and eight.

Joseph A. Kloba
Provost

M W Schofield
Registrar

PALM BEACH ATLANTIC UNIVERSITY 1968

David W Clark
President

John P Greene
Chairman of the Board of Trustees

PALM BEACH COMMUNITY COLLEGE

Career and Technical Education

Certificate of Attendance

Rubin Anderson

Turf Grass Seminar

BYO 0919 001

INSTRUCTOR: Joe Konowinski Joe Konowinski

Contact Hours: 6 Dates of Course: February 24, 2000

Dennis P. Gallon

President
Palm Beach Community College

Pat Ruchie

Orange Technical Education Centers

Westside Tech Certificate

This is to certify that
RUBIN ANDERSON

has satisfactorily completed 57 hours in

GOLF COURSE IRRIGATION

and is hereby granted this certificate

this 14th day of OCTOBER, 19 97

Anthony Morabito, Instructor

Jesse R. Lane, Director

Orange County Public Schools

ITEM 8.F
Annual Advisory Board vacancies with terms ending May 31, 2026

Request

The Commission is requested to appoint or reappoint members to fill vacancies for boards with terms ending May 31, 2026.

Explanation

The following board member terms are expiring May 31, 2026, and are seeking reappointment. If reappointed, all members would serve a new three (3) year term.

Board Member:	Board Member Position:	Advisory Board:	New Board Term Expires:
Carlos Anagarita	County Resident / General Contractor	Board of Adjustment	05/31/2029
Adriana Serrano	City Resident / Architect	Historic Preservation Board	05/31/2029
Hannan M. Khan	City Resident	Parks and Recreation Board	05/31/2029
Amarilis Olivio Williams	City Resident	Parks and Recreation Board	05/31/2029
Seewat "David" Anderson	County Resident	Parks and Recreation Board	05/31/2029
Robert Bussiere	City Resident	Planning Advisory Board	05/31/2029

Attached are the applications on file for the above positions for consideration should the Commission not wish to reappoint any of the above individuals.

Recommendation

The Commission reappoint members who wish to continue serving for terms expiring on May 31, 2026.

REQUESTED CITY COMMISSION ACTION:

Appoint/Reappoint

Department: City Manager
Presenter: Mike Steigerwald

Attachment(s):
1. (PAB) Applicant-Glennisha Bras (City Resident)
2. (PAB) Applicant- Martin Levert (City Business Owner)

Advisory Board Application

Submitted on	4 November 2025, 9:57AM
Receipt number	132
Related form version	12

Applicant Information

First Name	Glennisha
Last Name	Bras
Street Address	2410 Braemar drive
City	Kissimmee
State	Florida
Zip Code	34743
Phone	6892789215
Email	glennishabras@gmail.com
Name of Employer	Corix
Are you a resident of the City of Kissimmee?	Yes, I live in the City of Kissimmee
Do you work in the City of Kissimmee?	No, I do not work in the City of Kissimmee.
Where do you work?	
Work Address	
Type of Business	
Do you own/operate a business in the City of Kissimmee?	No, I do not own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	
Street Address of Business Owned/Operated by Applicant	
City of Business Owned/Operated by Applicant	

State of Business Owned/Operated by Applicant

Zip Code of Business Owned/Operated by Applicant

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:

Affordable Housing Advisory Committee

Board of Adjustment

Civilian Police Oversight Board

Historic Preservation Advisory Board

Parks & Recreation Advisory Board

Pension Board - Fire

Pension Board - General Employee

Pension Board - Police

Planning Advisory Board

Why do you want serve on the Civilian Police Oversight Board?

I want to serve on the Civilian Police Oversight Board because I believe effective oversight is not about opposition,it's about partnership and accountability that benefit both law enforcement and the community.

Why do you think you are a good fit for the Civilian Police Oversight Board?

I believe I'm a strong fit for the Civilian Police Oversight Board because I bring both leadership experience and a balanced perspective rooted in fairness, accountability, and community trust.

Please list any community activities, including organizations for which you have volunteered or any boards you have served on.

While I have not yet served on an official board, I have been actively involved in community-focused activities that reflect my commitment to public service and accountability. My experience includes:
• Community Outreach & Advocacy: Volunteering with local initiatives that support families, education, and youth development.
• School and Parent Engagement: Assisting with homeschool and parent-led educational programs to promote equitable learning opportunities for children.
• Public Safety & Civic Involvement: Participating in community discussions related to safety, fairness, and strengthening trust between residents and public institutions.
• Faith and Service Projects: Supporting local faith-based events and community service drives focused on helping families in need.

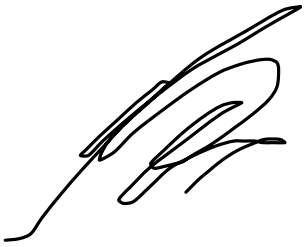
These experiences have given me a strong foundation in listening to diverse perspectives, understanding community concerns, and working collaboratively toward fair and constructive solutions,qualities that align closely with the mission of the Civilian Police Oversight Board.

Please list any special skills or certifications?

• Strong analytical and problem-solving skills developed through professional experience in billing and data review at Corix Water Group
• Skilled in researching, interpreting, and presenting information clearly to support fact-based decision-making
• Excellent communication and interpersonal skills, with experience facilitating discussions and resolving concerns respectfully and effectively
• Proficient in Microsoft Office Suite (Word, Excel, PowerPoint) and data management systems
• Currently completing training in Python programming to enhance data analysis and reporting capabilities
• Experienced in community engagement, homeschooling advocacy, and educational program coordination
• Ordained minister and wedding officiant, demonstrating leadership,

	ethical standards, and strong community trust • Committed to fairness, transparency, and equity in public service
Please attach your resume or proof of qualification and/or licenses.	GLENNISHA BRAS Resume Oct 2025.docx

Demographics & Certifications

Are you a member of any of the following minority groups?	Native Hawaiian or other Pacific Islander
What is your gender?	Female
Are you physically disabled?	No, I am not physically disabled
Signature	 Link to signature

GLENNISHA BRAS

Orlando, FL 32837 | 689-278-9215 | Glennishabras@gmail.com

PROSPECTIVE TECHNICIAN & TECHNOLOGIST

CAREER PROFILE

AWS Certified Cloud Practitioner with an understanding of cloud infrastructure, cost management and AWS core services (EC2, IAM, RDS and CloudWatch). Skilled in supporting cloud based- operations, analyzing usage and billing data, properly maintaining functions in compliance with standards. Experienced in defect analysis, radiology, pathology, and pharmacy operations, with a deep understanding of EPIC and Meditech software. Adept at collaborating within cross-functional teams and committed to continuous learning to stay current with emerging technologies.

AREAS OF EXPERTISE

- Technical Support
- Domain Knowledge
- Cost Optimization
- Salesforce System Proficiency
- Billing and Coding
- Power BI/Excel/SQL
- Troubleshooting
- .NET Framework
- Microsoft Office Suite
- Financial Reporting
- Creative Problem-Solving
- Training and Onboarding
- Defect Analysis and Resolution
- Inventory Management
- Past Due Account Management
- Monitoring and Analyzing Processes
- Vendor Accounts Reconciliation
- Project Improvement/Coordination

SUMMARY OF CORE QUALIFICATIONS

→ Effective communicator to assure clear collaboration with team members, clients, and end-users.
→ Proficient in providing technical support, troubleshooting software and hardware issues, and resolving customer problems.
→ Skilled in identifying issues in software or systems and implementing solutions to resolve them efficiently.
→ Known for meticulous attention to detail, critical for ensuring accuracy in coding, billing, and software development.
→ Passionate for problem-solving, including troubleshooting technical issues and optimizing processes.
→ Experience in team leadership and employee training, with the ability to mentor new team members effectively.
→ Capability to monitor and analyze data, enabling the development of more efficient procedures and resource utilization.
→ Familiarity with specific software tools like EPIC, IMBS, Workspace, Salesforce, and Microsoft Office applications.

PROFESSIONAL EXPERIENCE

Corix Water Group | Orlando, FL
Billing Specialist | March 2023 – October 2025

- Reviewed and resolved billing exceptions, ensuring compliance with contract standards.
- Analyzed tariff rate changes and implemented necessary adjustments to ensure accurate billing.
- Internal efficiency projects aligned with FinOps(Cloud Financial Operations).
- Managed electronic payment processing and handled misapplied payments to maintain financial accuracy.

PhyCARE Solutions | Orlando, FL
A/R Specialist | January 2021 – March 2023

- Investigate and resolve discrepancies, and appeals related to patient accounts, ensuring accurate billing and payment processing.
- Daily review of follow-up reports, striving to achieve established goals, and promptly notifying the Manager of any obstacles hindering goal attainment.
- Address daily correspondence, including denials and underpayments, promptly and effectively to rectify patient account issues.
- Initiate billing processes, assign appropriate follow-up actions, and send bills to insurance payers, ensuring timely claims processing.
- Analyze rejected and outstanding claims, identify error codes, and correct and resubmit denied claims to maximize revenue recovery.
- Process administrative and medical appeals, refunds, reinstatements, and insurance claim rejections to maintain accurate financial records.

Guardian Pharmacy LLC | Orlando, FL

Cross Functional-Reimbursement Specialist | January 2018 – January 2021

- Conduct analysis of EDI transactions, document and reports to ensure service level requirements are continually met with satisfaction.
- Maintain working EMR access for navigation and basic troubleshooting.
- Successfully conducts initial testing files for all on boarding.
- Maintained accurate and organized records, perform routine closings, and monitor transaction updates throughout each quarter.
- Ensured invoices are processed efficiently and payments are received promptly by managing interactions with insurance companies.
- Maintained high standards of billing accuracy to prevent errors and delays in payment processing.

DaVita Rx LLC | Orlando, FL

Inventory & Data Management Specialist | February 2016 – February 2018

- Train new employees in the use of Salesforce systems, oversee onboarding processes, and assess trainee competence.
- Improved inventory processes to balance supply needs within budget and space constraints.
- Monitored operational systems and troubleshooting issues by inputting commands to ensure smooth workflow.
- Analyzed departmental work processes to develop more efficient procedures and resource utilization while maintaining high accuracy levels.
- Led and supported team members, fostering cohesive groups and enhancing operational performance.
- Identified opportunities to streamline operations, increase efficiency, and optimize resource allocation.

Rotech Healthcare | Orlando, FL

Billing Specialist | January 2014 – January 2016

- Efficiently processed and managed rejections and denials of insurance claims, ensuring proper resolution.
- Provided training and mentorship to new team members in IMBS and educated managers on accounts payable systems and policies.
- Collaborated effectively with medical payers such as Medicare, Medicaid, and commercial insurances to secure timely and accurate payments.
- Utilized IMBS, Workspace, Microsoft Word, Microsoft Excel, and Microsoft PowerPoint to perform billing and financial tasks.
- Built cohesive teams through effective mentoring and training, promoting operational excellence.
- Maintained a high level of financial accuracy in accounts payable processes to ensure compliance and financial stability.

PROJECTS

New Patient Database Design:

- Created a new patient database for a doctor's office using an existing manual medical data form to collect medical information.
- Created conceptual and logical data models using MS Visio and performed database normalization.
- Managed and documented the conceptual and logical design process.

Financial Projection and Analysis in Excel:

- Developed a detailed financial projection worksheet for the next six years based on provided assumptions.
- Conducted a goal-seek analysis to achieve a Year 6 net income target of $4,000,000.
- Provided a visual representation of the data for easier decision-making.

CERTIFICATIONS

Cloud Practitioner Essentials Certification | AWS November 2022

REFERENCES

Available upon Request

Advisory Board Application

Submitted on	10 November 2025, 8:30PM
Receipt number	139
Related form version	12

Applicant Information

First Name	Martin
Last Name	Levert
Street Address	3538 Amaca Circle
City	Orlando
State	Florida
Zip Code	32837
Phone	9542352738
Email	levertical@hotmail.com
Name of Employer	Florida Technical College
Are you a resident of the City of Kissimmee?	No, I do not live in the City of Kissimmee
Do you work in the City of Kissimmee?	Yes, I work in the City of Kissimmee.
Where do you work?	Florida Technical College
Work Address	3831 W. Vine Street
Type of Business	College
Do you own/operate a business in the City of Kissimmee?	Yes, I own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	NUC University/Florida Technical College
Street Address of Business Owned/Operated by Applicant	3831 W. vine Street
City of Business Owned/Operated by Applicant	Kissimmee

State of Business Owned/Operated by Applicant	Florida
Zip Code of Business Owned/Operated by Applicant	34741

Board Interest & Qualifications

Please select all advisory boards you wish to serve on:	Affordable Housing Advisory Committee Planning Advisory Board
Why do you want serve on the Civilian Police Oversight Board?	
Why do you think you are a good fit for the Civilian Police Oversight Board?	
Please list any community activities, including organizations for which you have volunteered or any boards you have served on.	Chair of Hispanic Business coalition and Osceola Chamber Coalitions Council
Please list any special skills or certifications?	Executive Director of Florida Technical college Kissimmee campus.
Please attach your resume or proof of qualification and/or licenses.	ML RESUME 102025.docx

Demographics & Certifications

Are you a member of any of the following minority groups?	White, non-hispanic
What is your gender?	Male
Are you physically disabled?	No, I am not physically disabled
Signature	 Link to signature

MARTIN LEVERT

3538 Amaca Circle • Orlando, FL 32837 • Cell: (954) 235-2738 • Email: levertical@hotmail.com

OBJECTIVE

Seasoned executive manager with over 25 years of experience in exceeding goals and driving revenue growth through effective leadership, team development, and P&L management seeks an Executive Management position where skills in coaching, training, and compliance will contribute to company success while upholding professionalism and integrity.

SUMMARY OF QUALIFICATIONS

- Proven track record of exceeding budgets and revenue targets through strategic P&L management and team leadership.
- Skilled in cross-departmental communication and fostering individual accountability.
- Strong focus on compliance and integrity.

WORK HISTORY

1/2019–Present — Florida Technical College (Kissimmee Campus)
Executive Director

- Manage the largest for-profit technical college in Florida, overseeing 70+ employees and 1600+ students.
- Supported development of 6 employees who have been promoted to director-level positions at other FTC campuses.
- Supported partnerships with Orlando Magic and Miami Dolphins.

7/2015–1/2019 — Southern Technical College (Orlando Campus)
Executive Director

- Led the largest campus in the STC group, managing 40+ employees and 500+ students.
- Successfully opened new programs, including a welding campus and Vet Assisting Program.

4/2014–7/2015 — Florida Career College (Boynton Beach Campus)
Executive Director

- Managed operations of a campus with 50+ employees and 200+ students, ensuring maximum revenue and profit.

7/2007–4/2014 — Everest University (Pompano Beach Campus)
Director of Admissions / Associate Director of Admissions

- Led admissions teams, achieving the largest student population in Florida.
- Received accolades for admissions excellence and community engagement.

3/2006–7/2007 — Everest University (South Orlando Campus)
Master Admissions Representative

5/2004–3/2006 — ATI Career Training Center
Admissions Rep / Associate Director of Admissions

1999–2004 — Granton Marketing of Mexico/Venezuela
Regional Manager of Advertising and Sales

- Managed 7 advertising offices in Florida and throughout Venezuela and Mexico with over 150 employees.
- Clients included Domino's Pizza, Pizza Hut, Subway, Marriott Hotels, Miami Heat, and other major brands.

COMMUNITY LEADERSHIP & ENGAGEMENT

2024–Present — Osceola Chamber Hispanic Business Coalition
Chair

- Lead strategic direction and programming for countywide Hispanic business engagement.
- Coordinate events, partnerships, and advocacy to elevate Hispanic-owned enterprises.

2025–Present — Osceola Chamber Coalitions Council
Chair

- Oversee cross-coalition alignment and initiatives across multiple Osceola Chamber councils.
- Facilitate collaboration among business, civic, and nonprofit leaders to drive regional impact.

2025–Present — Osceola Chamber Executive Committee

- Participate in the development, review, and implementation of the Chamber's 3–5 year strategic plan, ensuring alignment with regional business and community priorities.
- Evaluate organizational performance metrics and recommend strategies to strengthen member engagement, business growth, and community impact.

- Collaborate with executive leadership to set annual objectives and monitor progress toward long-term economic and civic goals.
- Contribute insight from higher education and workforce training sectors to help shape education-to-employment pipelines and community partnerships.
- Collaborate on budgetary and resource allocation decisions, ensuring efficient use of Chamber funds to drive measurable outcomes.
- Champion innovation and collaboration within the Chamber network by proposing new initiatives and partnerships that advance Osceola's economic ecosystem.

EDUCATION

Everest University
Bachelor's Degree in Higher Education Management — 2012

NUC University
Master's Degree — 2025

RECOGNITIONS

- Awarded the 2022 Unity Award by the Kissimmee/Osceola County Chamber of Commerce for "Building Unity, Creating Opportunities, and Embracing Heritage.
- Received 2024 Certificate of Recognition by Vice Mayor Olga Castano for Community Support in Osceola County
- Received 2023 and 2024 Lideres "Amigo" Award for Supporting the Hispanic Community form the Hispanic Resource Family Cultural Center
- Awarded 2022 FAPSC (Florida Association of Post-Secondary School and Colleges) "School of the Year"
- Received award from Nuevo Sendero as "Community Partner of the Year" 2024 due to how we support the urgent issue of Domestic Violence in our community
- Winner of "Who is Who: award for 2024 "Premio a la Excelencia en Educacion Tecnica" by CAMFEST – International Congress of Rural Woman
- Awarded 2024 Florida Technical College "Spirit" Award for community service
- Awarded 2024 and 2025 "Pioneer Award" by the I-Rise Foundation for making a positive impact in the community
- Awarded the 2025 Vanguard Award of Educational Excellence by the Black Empowerment and Community Council (BECC)