

Financial Statements

March 31
2021

Fiscal Year 2020 Financial Statements Front Beach Road & Pier Park Community Redevelopment Areas



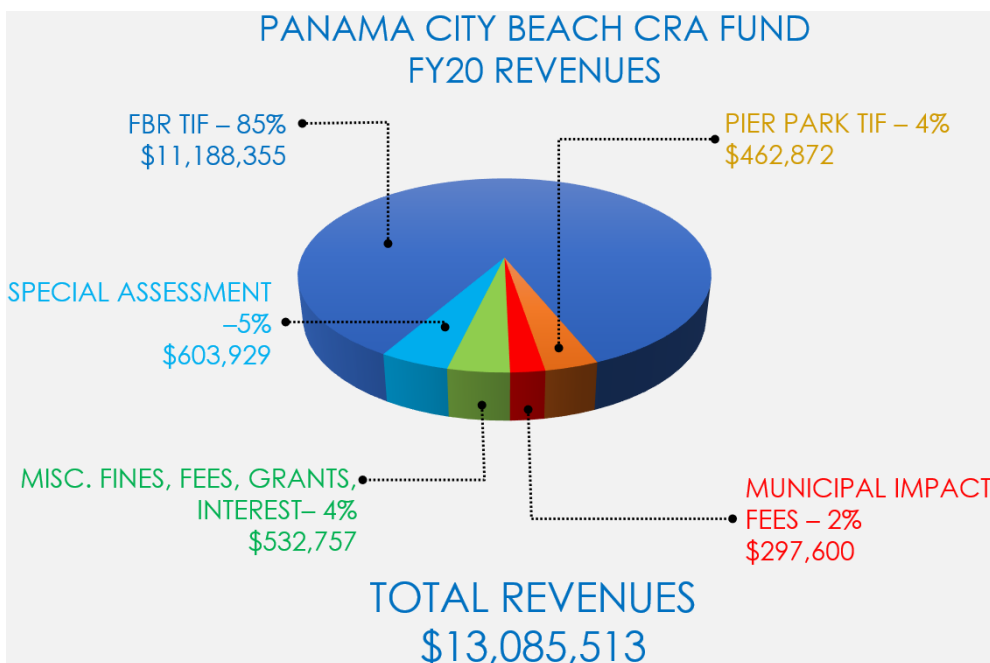
In order to provide the reader with as much information as possible with regard to the activities of both the Front Beach Road and Pier Park Community Redevelopment areas, the attached unaudited financial statements report the combined activities of the Panama City Beach Community Redevelopment Agency (the "Agency") and the City of Panama City Beach CRA Special Revenue Fund. The Agency is a blended component unit of the City of Panama City Beach and as such, its activities are combined with the City's CRA Special Revenue Fund and reported as a major fund within the City's audited financial statements. Tax increment funds are received by the Agency from Bay County and other than interest earnings represent the Agency's sole source of revenue. The tax increment funds related to the Pier Park Community Redevelopment Area are transferred from the agency to the Pier Park CDD. The tax increment funds related to the Front Beach Road Community Redevelopment Area are transferred to the City which restricts the use of such funds to the implementation of the Front Beach Road Community Redevelopment Plan.

Front Beach Road CRA Financial Statements

The Community Redevelopment Agency (CRA) receives its revenue through Tax Increment Funds (TIF). The TIF funds vary based on the increased property values from the 2000 base year. Total TIF revenue received by the CRA since creation of the Front Beach Road (FBR) CRA is listed below:

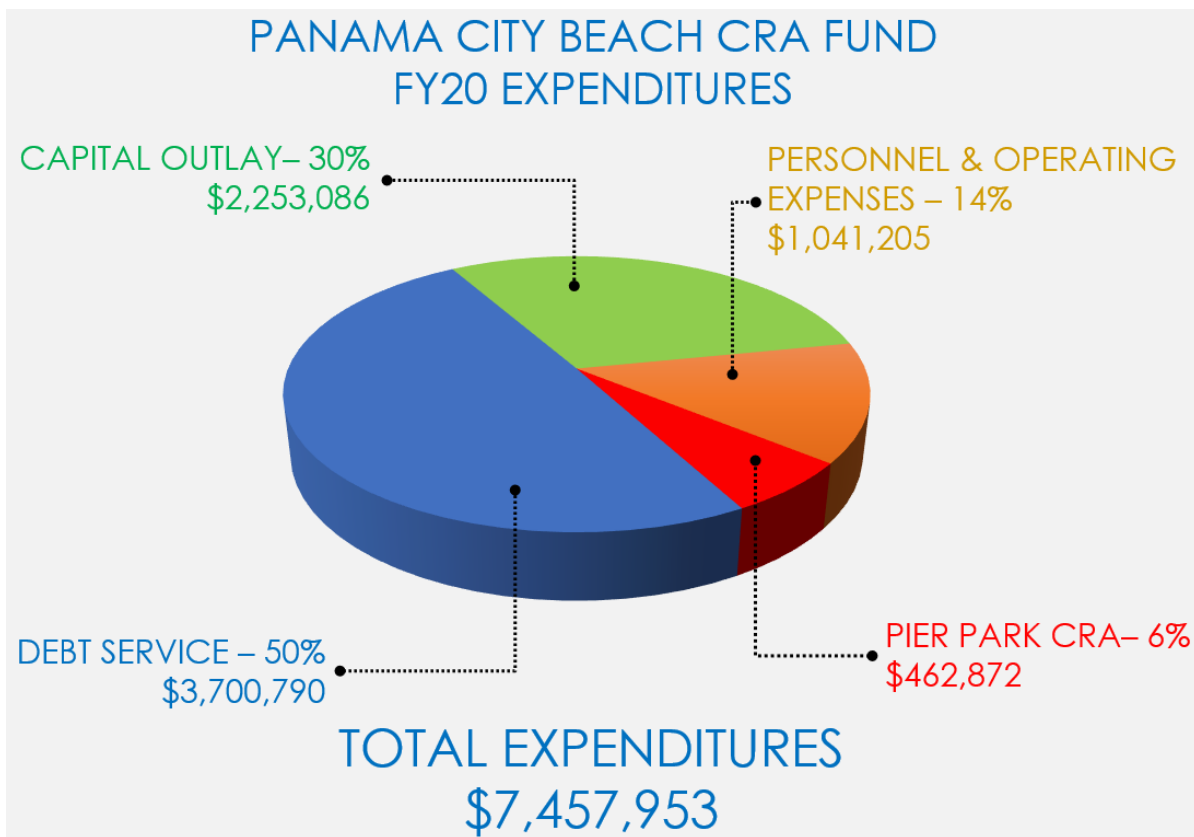
Fiscal Year 2003- 2020	TIF Revenue
2003	\$ 923,154
2004	\$ 1,848,987
2005	\$ 2,494,974
2006	\$ 6,940,002
2007	\$ 9,234,244
2008	\$ 8,522,456
2009	\$ 10,019,940
2010	\$ 8,246,840
2011	\$ 7,263,322
2012	\$ 6,396,058
2013	\$ 5,719,481
2014	\$ 5,710,445
2015	\$ 7,829,110
2016	\$ 8,632,890
2017	\$ 9,425,307
2018	\$ 9,509,593
2019	\$ 10,316,478
2020	\$ 11,188,355

Original assessed real property values in the FBR CRA at time of creation - \$616,607,224
 Total assessed real property values in the FBR CRA as of January 1, 2019 - \$3,271,405,338



Total CRA actual revenue in fiscal year 2020 was \$13,085,513. The CRA also receives monies from public parking, proportionate share payments, interest, rents and code enforcement fines and a special assessment. The CRA issued Capital Improvement Revenue Bonds, Series 2006, in the amount of \$54,835,000. On March 26, 2015, the City issued \$42,915,000 Capital Improvement Revenue Bonds, Series 2015, to advance refund a portion of the outstanding principal amount of the City’s Series 2006 bonds. Debt service payments are approximately \$3.5 million per year with final maturity November 1, 2031. On October 6, 2020, the City issued \$35,110,000 Capital Improvement Revenue Bonds, Series 2020. Debt service payments are approximately \$1.5 million annually until November 1, 2031, then it is approximately \$3.0 million annually until final maturity November 1, 2048. The City has sufficient funds on hand to complete the design and construction SR 79/Segment 3, the construction of Phase II of Powell Adams Road and the design of Segments 4.1, 4.2 and 4.3. The City authorized an additional bond issue in the next 3 to 4 years to be able to move forward with future phases more expeditiously.

The Front Beach Road CRA Fiscal Year 2020 Expenditures are shown below:



In this reporting year, there was no money expended for affordable housing for low-income and middle-income residents.

In 2001, the City entered into an agreement with the Panama City Beach Community Redevelopment Agency, the Pier Park Community Development District (the “CDD”) and the St. Joe Company (“St. Joe”) titled the “Public Improvement Partnership Agreement” (the “PIPA”). This Agreement provided for the construction of improvements in the Pier Park Redevelopment Area and the transfer of properties between the parties which facilitated the development of this area.

Pier Park CRA Financial Statements

For the year ended September 30, 2020, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$462,872. These funds were subsequently paid to the Community Development District (CDD) by the City. Additionally, the City has irrevocably pledged the business tax receipts collected within Pier Park to the CDD to be applied (after deduction of certain amounts for public safety services) to certain CDD costs and obligations, including the payment of interest and principal on the debt obligations, in a priority specifically detailed in the PIPA. Business tax receipts collected within the Pier Park CRA in the fiscal year ended September 30, 2020 were in the amount of \$1,975,841. Of this amount, \$498,242 was retained by the City for the provision of public safety services within the Pier Park CRA. The amount retained by the City is determined in accordance with the PIPA. The balance of collected funds, \$1,477,599 was remitted by the City to the CDD.



Original assessed real property values in the Pier Park CRA at time of creation - \$ 3,228,452
Total assessed real property values in the Pier Park CRA as of January 1, 2019 - \$113,059,650

See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet as of September 30, 2020 and the Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended September 30, 2020.

Exhibit A

City of Panama City Beach, Florida
Balance Sheet
Community Redevelopment Fund
September 30, 2020

	Community Redevelopment Fund
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Assets	
Cash	\$ 72,691
Accounts receivable	16,146
Due from other funds	6,010
Investments	7,007,673
Prepaid expenses	845
Cash - restricted	23,533,383
Grants receivable - restricted	490
Due from other funds - restricted	40,848
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Total assets	\$ 30,678,086
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Liabilities and fund balances	
Liabilities	
Accounts payable	\$ 718,940
Accrued expenses and deposits	357,583
Due to other governments	1,004
Due to other funds	7,547
Deferred revenue	2,535
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Total liabilities	1,087,609
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Fund balances	
Nonspendable	845
Restricted	29,505,225
Assigned	84,407
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Total fund balances	29,590,477
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Total liabilities and fund balances	\$ 30,678,086
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City of Panama City Beach, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Community Redevelopment Fund
Year Ended September 30, 2020

	Community Redevelopment Fund
Revenues	
Tax increment funds	
Front Beach Road	\$ 11,188,355
Pier Park	462,872
Municipal services impact fees	297,600
Permits, fees and special assessments	603,929
Fines and forfeitures	48,750
Grants	326,286
Rents	28,762
Investment earnings	12,886
Other fees and miscellaneous	116,073
Total revenues	13,085,513
Expenditures	
Current	
General government	
Front Beach Road	102,469
Pier Park	462,872
Highways and streets	938,736
Capital outlay	
Highways and streets	2,253,086
Debt service	
Principal	2,445,000
Interest	990,239
Other debt service costs	265,551
Total expenditures	7,457,953
Excess of revenues over expenditures	5,627,560
Other financing sources (uses)	
Transfers out	(187,231)
Total other financing sources (uses)	(187,231)
Net change in fund balances	5,440,329
Fund balances - beginning	24,150,148
Fund balances - ending	\$ 29,590,477

Contact Information

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