

Financial Statements

March 31
2020

Fiscal Year 2019 Financial Statements Front Beach Road & Pier Park Community Redevelopment Areas

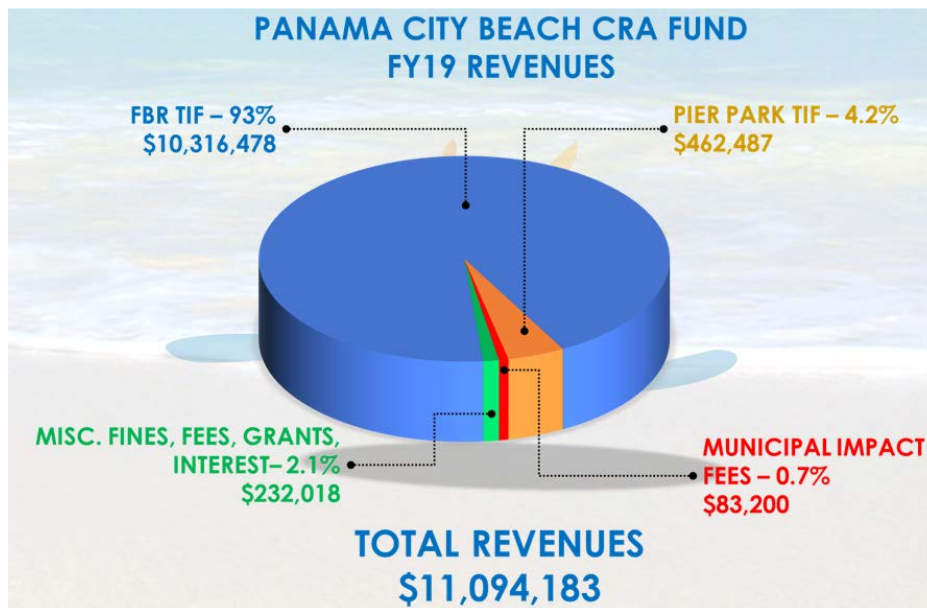


In order to provide the reader with as much information as possible with regard to the activities of both the Front Beach Road and Pier Park Community Redevelopment areas, the attached unaudited financial statements report the combined activities of the Panama City Beach Community Redevelopment Agency (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- 2019	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

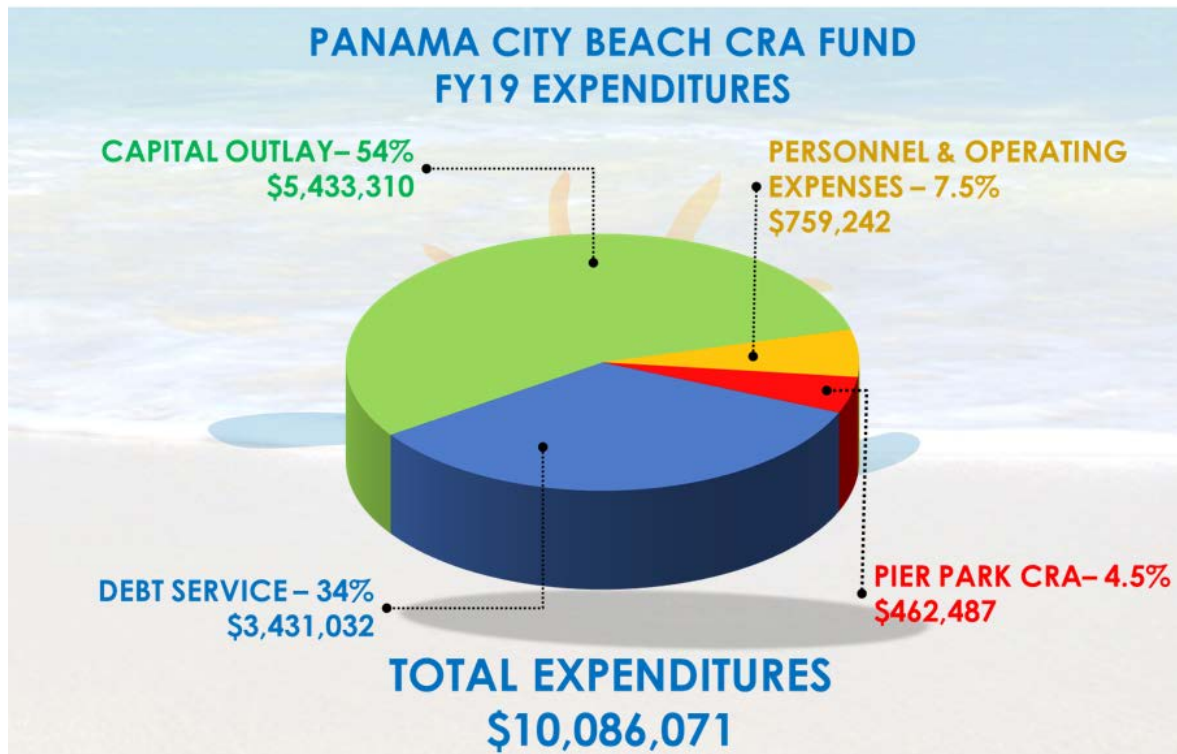


Original assessed real property values in the FBR CRA at time of creation - \$616,607,224

Total assessed real property values in the FBR CRA as of January 1, 2019 - \$3,064,524,495

The CRA actual revenue in fiscal year 2019 totaled \$11,094,183. The CRA also receives monies from public parking, proportionate share payments, interest, rents and code enforcement fines. The CRA issued Capital Improvement Revenue Bonds, Series 2006, in the amount of \$54,835,000. As of September 30, 2019, all the Bond proceeds have been expended primarily for new road reconstruction and right-of-way acquisition. 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. The City has sufficient funds on hand to complete CRA Front Beach Road Segment 2 which is now under construction, complete the design SR 79/Segment 3, and design Segment 4.1. The City will explore additional funding opportunities to be able to move forward with future phases more expeditiously.

The Front Beach Road CRA Fiscal Year 2019 Expenditures is 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, 2019, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$462,487. 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, 2019 were in the amount of \$2,608,058. Of this amount, \$465,647 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, \$2,142,411 was remitted by the City to the CDD.



See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet as of September 30, 2018 and the Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended September 30, 2019.

Exhibit A

City of Panama City Beach, Florida
Balance Sheet
Community Redevelopment Fund
September 30, 2019

	Community Redevelopment Fund
Assets	
Cash	\$ 58,862
Accounts receivable	250
Grants receivable	10,211
Prepaid expenses	789
Cash - restricted	22,085,292
Grants receivable - restricted	14,358
Due from other governments - restricted	2,677,413
Due from other funds - restricted	1
Total assets	\$ 24,847,176
Liabilities and fund balances	
Liabilities	
Accounts payable	\$ 684,947
Due to other governments	861
Accrued expenses	9,702
Deferred revenue	1,820
Total liabilities	697,330
Fund balances	
Nonspendable	789
Restricted	24,086,833
Assigned	62,224
Total fund balances	24,149,846
Total liabilities and fund balances	\$ 24,847,176

City of Panama City Beach, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Community Redevelopment Fund
Year Ended September 30, 2019

	Community Redevelopment Fund
Revenues	
Tax increment funds	
Front Beach Road	\$ 10,316,478
Pier Park	462,487
Municipal services impact fees	83,200
Fines and forfeitures	13,140
Grants	93,037
Rents	38,841
Interest	1,865
Other fees and miscellaneous	85,135
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Total revenues	11,094,183
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Expenditures	
Current	
General government	
Front Beach Road	108,133
Pier Park	462,487
Highways and streets	651,109
Debt service	
Principal	2,375,000
Interest	1,056,032
Capital outlay	
Highways and streets	5,433,310
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Total expenditures	10,086,071
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Excess of revenues over expenditures	1,008,112
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Net change in fund balances	1,008,112
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Fund balances - beginning	23,141,734
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Fund balances - ending	\$ 24,149,846

Contact Information

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