

Financial Report

March 31
2024

Fiscal Year 2023 Financial Report 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

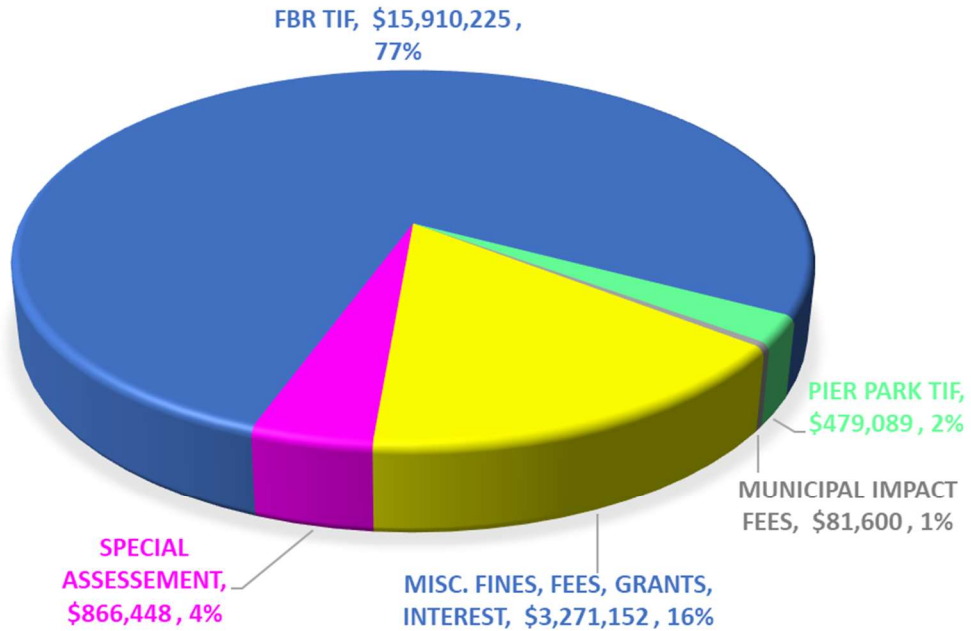
The Community Redevelopment Agency (CRA) receives its revenue through Tax Increment Funds (TIF). The TIF funds vary based on the increased property values from the 2000 base year. Total TIF revenue received by the CRA since creation of the Front Beach Road (FBR) CRA is listed below:

Fiscal Year 2003- 2023	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
2021	\$ 12,365,579
2022	\$ 13,375,738
2023	\$ 15,910,225

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, 2022 - \$4,445,816,404

PANAMA CITY BEACH CRA FUND FY 2023 REVENUES

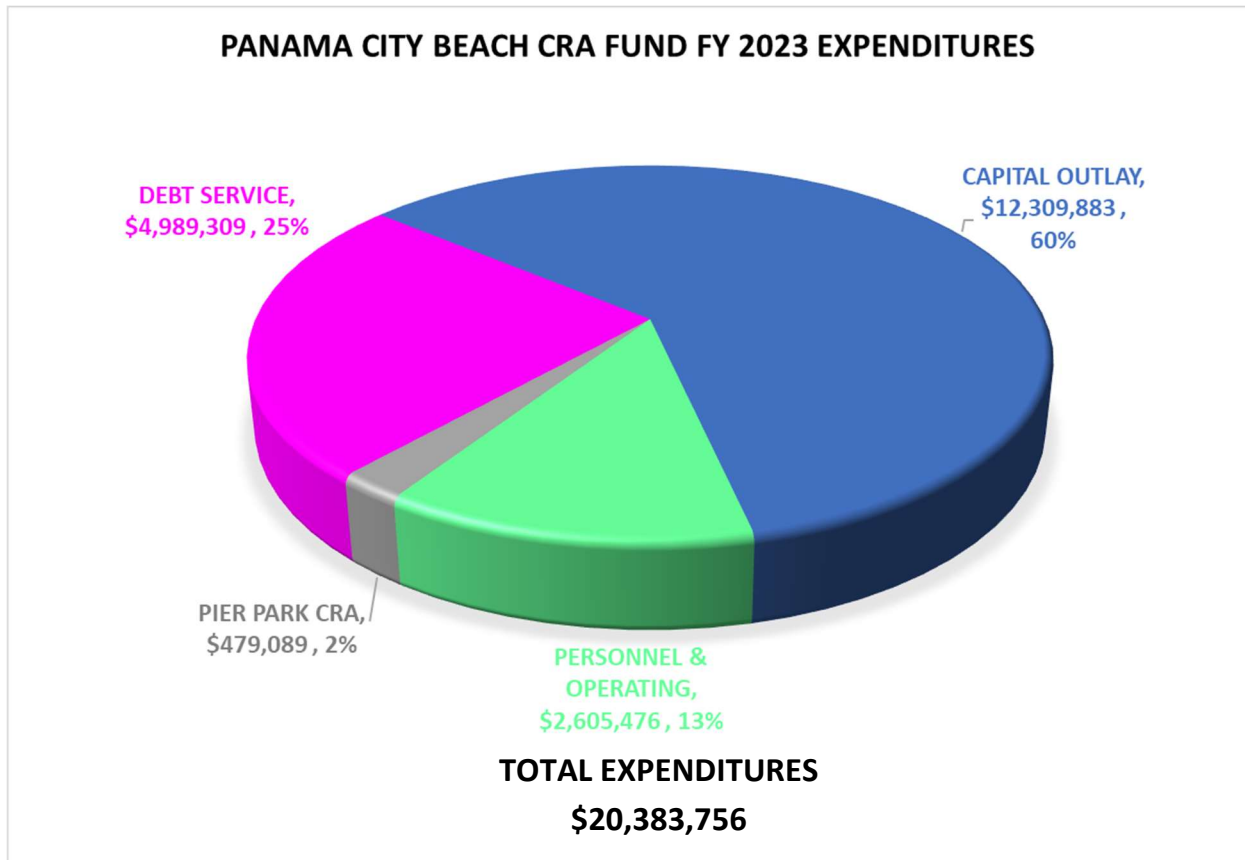


TOTAL REVENUES

\$20,608,513

Total CRA actual revenue in fiscal year 2023 was \$20,608,513. The CRA also receives monies from public parking, proportionate share payments, interest, rents, 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 construction of SR 79/Segment 3, Powell Adams Road Intersection Improvements and the design of Segments 4.1, 4.2 and 4.3. The City authorized an additional bond issue in the next 1 to 2 years to be able to move forward with future phases more expeditiously.

The Front Beach Road CRA Fiscal Year 2023 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, 2023, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$479,089. 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, 2023 were in the amount of \$2,808,043. Of this amount, \$2,252,901 was retained by the City. The amount retained by the City is determined in accordance with the PIPA. The balance of collected funds, \$555,142, 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, 2022 - \$116,907,660

See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet as of September 30, 2023 and the Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended September 30, 2023.

EXHIBIT A

City of Panama City Beach, Florida
Balance Sheet
Community Redevelopment Fund
September 30, 2023

	Community Redevelopment Fund
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Assets	
Cash	\$ 1,255,501
Accounts receivable	39,862
Prepaid expenses	4,828
Cash - restricted	43,882,635
Grants receivable - restricted	161,839
Due from other funds - restricted	2,271
Investments - restricted	27,123,243
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Total assets	\$ 72,470,179
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Liabilities and fund balances	
Liabilities	
Accounts payable	\$ 1,911,831
Accrued expenses and deposits	11,712
Due to other governments	227,556
Due to other funds	53
Deferred revenue	75,786
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Total liabilities	2,226,939
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Fund balances	
Nonspendable	4,828
Restricted	70,041,328
Assigned	197,085
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Total fund balances	70,243,241
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Total liabilities and fund balances	\$ 72,470,179
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EXHIBIT A

City of Panama City Beach, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Community Redevelopment Fund
Year Ended September 30, 2023

	Community Redevelopment Fund
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Revenues	
Tax increment funds	
Front Beach Road	\$ 15,910,225
Pier Park	479,089
Municipal services impact fees	81,600
Permits, fees and special assessments	866,448
Fines and forfeitures	942
Grants	239,002
Rents	8,532
Investment earnings	2,061,994
Other fees and miscellaneous	960,682
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Total revenues	20,608,513
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Expenditures	
Current	
General government	
Front Beach Road	-
Pier Park	479,089
Highways and streets	2,605,476
Capital outlay	
Highways and streets	12,309,883
Debt service	
Principal	2,650,000
Interest	2,339,309
Other debt service costs	-
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Total expenditures	20,383,756
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Excess of revenues over expenditures	224,757
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Other financing sources (uses)	
Issuance of debt	-
Proceeds from disposal of assets	845,000
Transfers out	(65,000)
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Total other financing sources (uses)	780,000
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Net change in fund balances	1,004,757
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Fund balances - beginning	69,238,484
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Fund balances - ending	\$ 70,243,241
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Contact Information

Courtney Drummond, PE, Senior Vice President
The Corrandino Group
4055 NW 97th Ave.
Miami, FL 33178
P. 305.594.0735
F. 305.594.0755
cdrummond@corradino.com