

Financial Statements

January 1
2022

Fiscal Year 2021 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

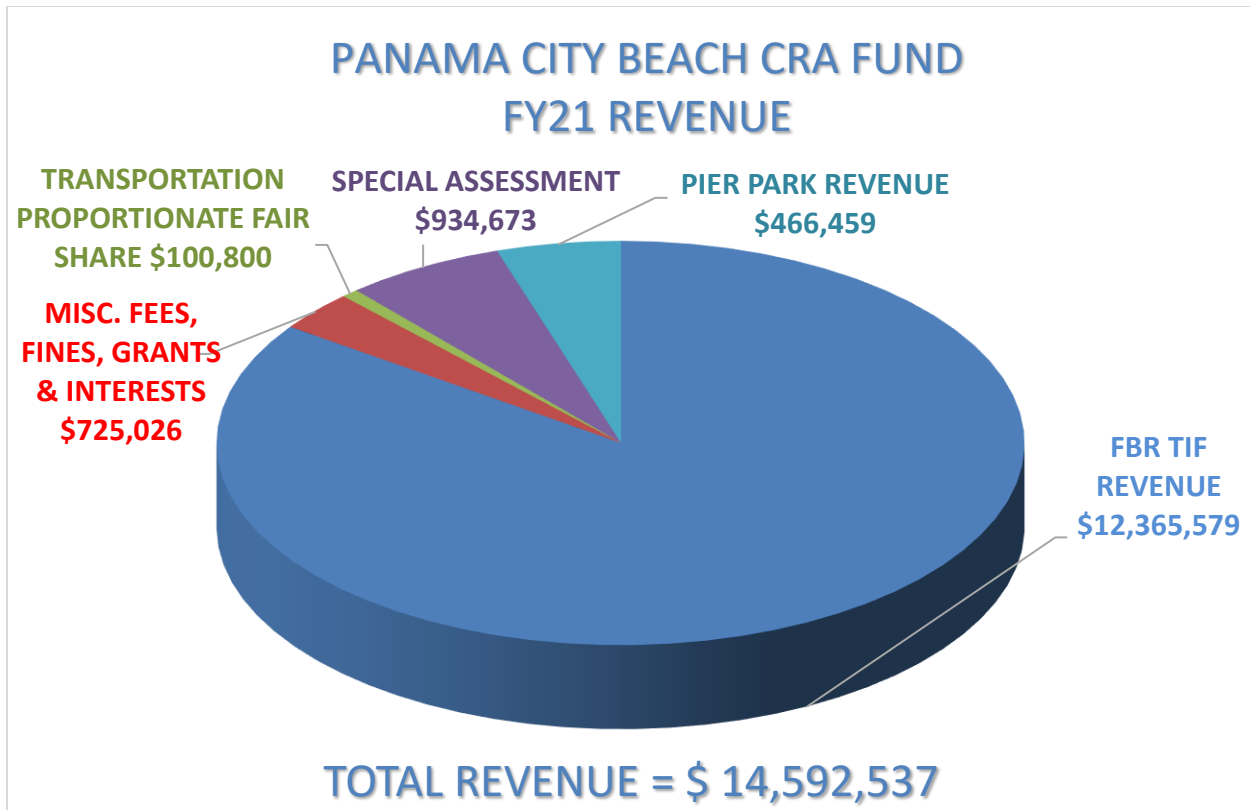
The Community Redevelopment Agency (CRA) receives its revenue through Tax Increment Funds (TIF). The TIF funds vary based on the increased property values from the 2000 base year. Total TIF revenue received by the CRA since creation of the Front Beach Road (FBR) CRA is listed below:

Fiscal Year 2003- 2021	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

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

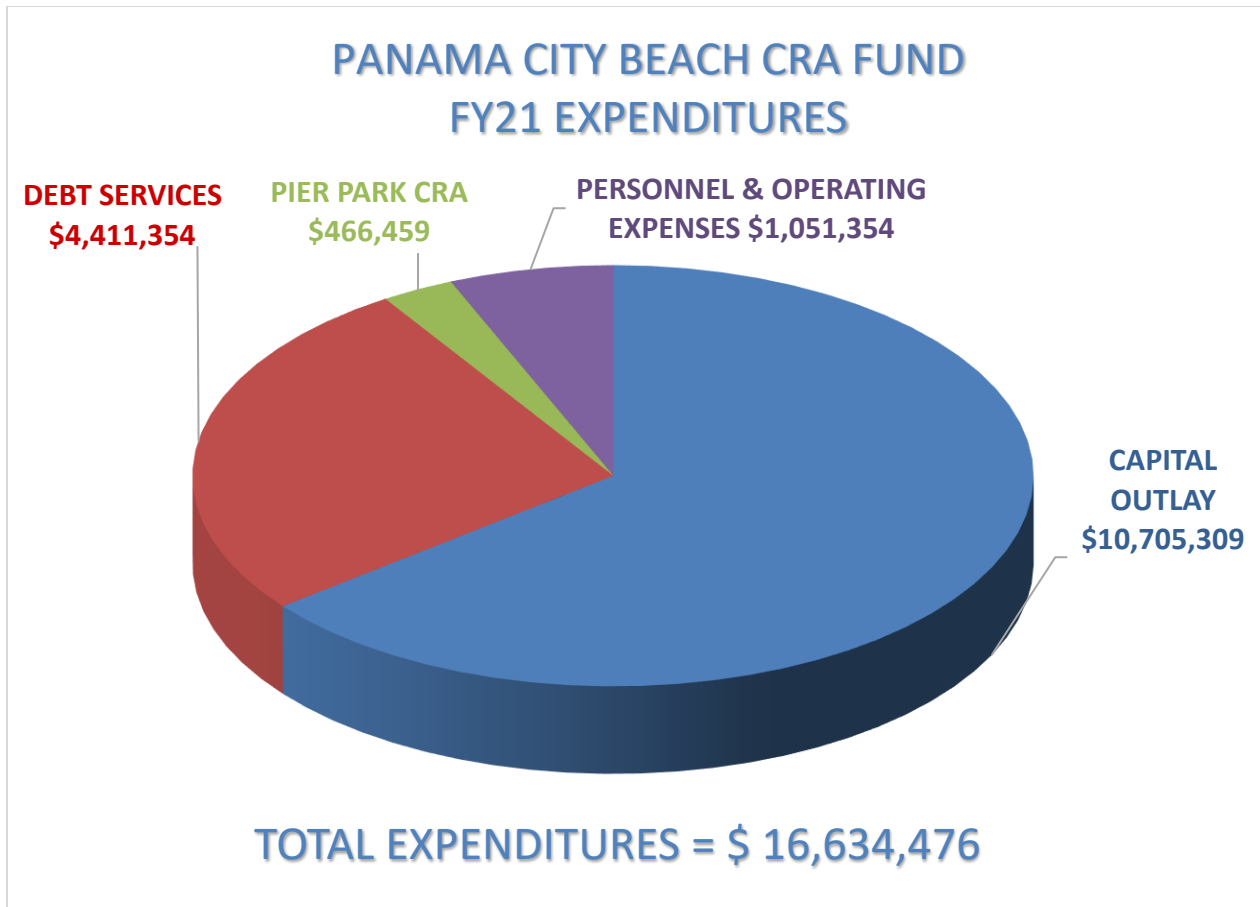
Total assessed real property values in the FBR CRA as of January 1, 2020 - \$3,550,739,914

The Front Beach Road CRA Fiscal Year 2021 Revenue is shown below:



Total CRA actual revenue in fiscal year 2021 was \$14,592,537. 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 payments are approximately \$3.0 million annually until final maturity November 1, 2048. The City has sufficient funds on hand to complete the design and 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 3 to 4 years to be able to move forward with future phases more expeditiously.

The Front Beach Road CRA Fiscal Year 2021 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, 2021, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$466,459. 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, 2021 were in the amount of \$2,805,851. Of this amount, \$533,119 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, \$2,272,732 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, 2020 - \$113,910,903

See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet as of September 30, 2021 and the Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended September 30, 2021.

Exhibit A

City of Panama City Beach, Florida
Balance Sheet
Community Redevelopment Fund
September 30, 2021

	Community Redevelopment Fund
Assets	
Cash	\$ 184,920
Accounts receivable	27,349
Prepaid expenses	897
Cash - restricted	28,649,474
Grants receivable - restricted	28,971
Due from other funds - restricted	10,513
Investments - restricted	41,083,665
Total assets	\$ 69,985,789
Liabilities and fund balances	
Liabilities	
Accounts payable	\$ 650,424
Accrued expenses and deposits	14,365
Due to other governments	1,850
Due to other funds	30,258
Deferred revenue	1,871
Total liabilities	698,768
Fund balances	
Nonspendable	897
Restricted	69,089,039
Assigned	197,085
Total fund balances	69,287,021
Total liabilities and fund balances	\$ 69,985,789

Exhibit A

City of Panama City Beach, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Community Redevelopment Fund
Year Ended September 30, 2021

	Community Redevelopment Fund
Revenues	
Tax increment funds	
Front Beach Road	\$ 12,365,579
Pier Park	466,459
Municipal services impact fees	100,800
Permits, fees and special assessments	934,673
Fines and forfeitures	35,752
Grants	338,109
Rents	8,587
Investment earnings	81,713
Other fees and miscellaneous	260,865
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Total revenues	14,592,537
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Expenditures	
Current	
General government	
Front Beach Road	72
Pier Park	466,459
Highways and streets	1,051,282
Capital outlay	
Highways and streets	10,705,309
Debt service	
Principal	2,505,000
Interest	1,809,468
Other debt service costs	96,886
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Total expenditures	16,634,476
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Deficiency of revenues (under) expenditures	(2,041,939)
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Other financing sources (uses)	
Issuance of debt	41,764,771
Proceeds from disposal of assets	17,437
Transfers out	(43,169)
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Total other financing sources (uses)	41,739,039
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Net change in fund balances	39,697,100
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Fund balances - beginning	29,589,921
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Fund balances - ending	\$ 69,287,021

Contact Information

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