

# Financial Report

March 31  
2023

## Fiscal Year 2022 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**

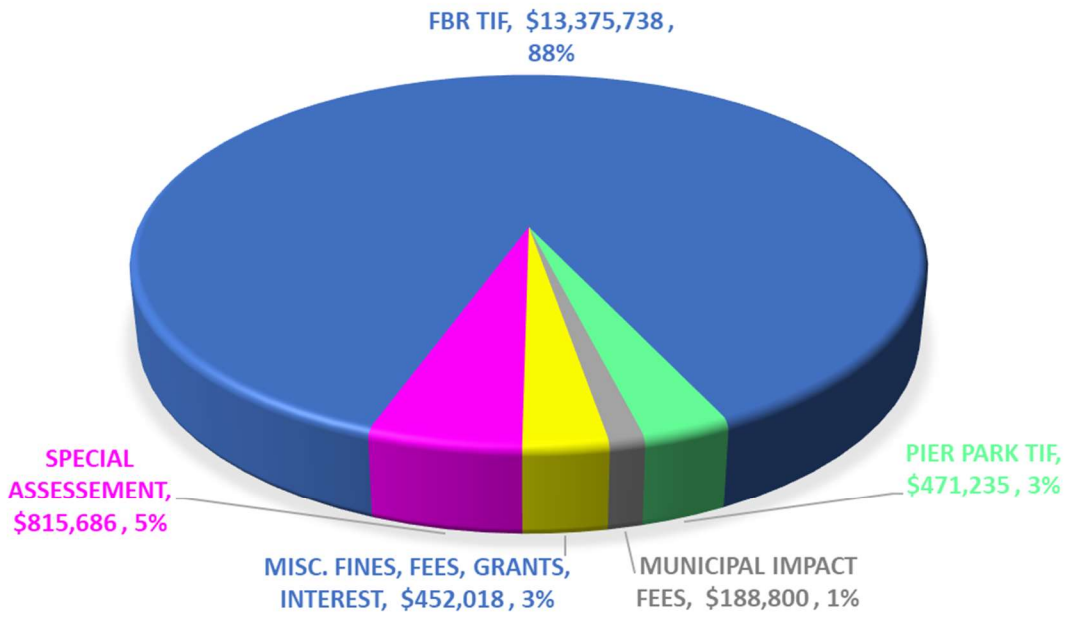
The Community Redevelopment Agency (CRA) receives its revenue through Tax Increment Funds (TIF). The TIF funds vary based on the increased property values from the 2000 base year. Total TIF revenue received by the CRA since creation of the Front Beach Road (FBR) CRA is listed below:

<b>Fiscal Year 2003- 2022</b>	<b>TIF Revenue</b>
<b>2003</b>	<b>\$ 923,154</b>
<b>2004</b>	<b>\$ 1,848,987</b>
<b>2005</b>	<b>\$ 2,494,974</b>
<b>2006</b>	<b>\$ 6,940,002</b>
<b>2007</b>	<b>\$ 9,234,244</b>
<b>2008</b>	<b>\$ 8,522,456</b>
<b>2009</b>	<b>\$ 10,019,940</b>
<b>2010</b>	<b>\$ 8,246,840</b>
<b>2011</b>	<b>\$ 7,263,322</b>
<b>2012</b>	<b>\$ 6,396,058</b>
<b>2013</b>	<b>\$ 5,719,481</b>
<b>2014</b>	<b>\$ 5,710,445</b>
<b>2015</b>	<b>\$ 7,829,110</b>
<b>2016</b>	<b>\$ 8,632,890</b>
<b>2017</b>	<b>\$ 9,425,307</b>
<b>2018</b>	<b>\$ 9,509,593</b>
<b>2019</b>	<b>\$ 10,316,478</b>
<b>2020</b>	<b>\$ 11,188,355</b>
<b>2021</b>	<b>\$ 12,365,579</b>
<b>2022</b>	<b>\$ 13,375,738</b>

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, 2021 - \$3,790,432,611

**PANAMA CITY BEACH CRA FUND FY 2022 REVENUES**

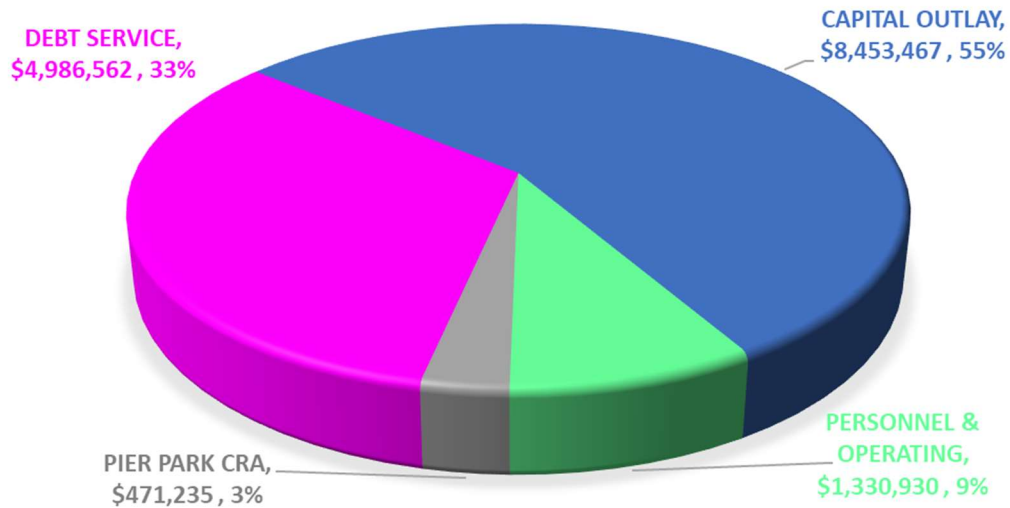


**TOTAL REVENUES**  
**\$15,303,477**

Total CRA actual revenue in fiscal year 2022 was \$15,303,477. 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 design and construction 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 2 to 3 years to be able to move forward with future phases more expeditiously.

The Front Beach Road CRA Fiscal Year 2022 Expenditures are shown below:

### PANAMA CITY BEACH CRA FUND FY 2022 EXPENDITURES



**TOTAL EXPENDITURES**  
**\$15,242,194**

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, 2022, tax increment funds remitted by the County to the City for the Pier Park CRA were in the amount of \$471,235. 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, 2022 were in the amount of \$2,936,730.66. Of this amount, \$570,437.81 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, \$2,366,292.85 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, 2021 - \$115,044,040

See attached **Exhibit A** for a copy of the Community Redevelopment Fund Balance Sheet as of September 30, 2022 and the Statement of Revenues, Expenditures and Changes in Fund Balances for the year ended September 30, 2022.

# EXHIBIT A

City of Panama City Beach, Florida  
Balance Sheet  
Community Redevelopment Fund  
September 30, 2022

	Community Redevelopment Fund
<b>Assets</b>	
Cash	\$ 232,121
Accounts receivable	22,571
Prepaid expenses	16
Cash - restricted	44,177,546
Grants receivable - restricted	24,128
Due from other funds - restricted	61,418
Investments - restricted	26,021,267
<b>Total assets</b>	<b>\$ 70,539,066</b>
<b>Liabilities and fund balances</b>	
<b>Liabilities</b>	
Accounts payable	\$ 1,252,863
Accrued expenses and deposits	4,140
Due to other governments	1,643
Due to other funds	6,575
Deferred revenue	75,003
<b>Total liabilities</b>	<b>1,340,224</b>
<b>Fund balances</b>	
Nonspendable	16
Restricted	68,953,308
Assigned	245,519
<b>Total fund balances</b>	<b>69,198,843</b>
<b>Total liabilities and fund balances</b>	<b>\$ 70,539,066</b>

# EXHIBIT A

City of Panama City Beach, Florida  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Community Redevelopment Fund  
Year Ended September 30, 2022

	Community Redevelopment Fund
<b>Revenues</b>	
Tax increment funds	
Front Beach Road	\$ 13,375,738
Pier Park	471,235
Municipal services impact fees	188,800
Permits, fees and special assessments	815,686
Fines and forfeitures	6,774
Grants	186,955
Rents	8,012
Investment earnings	(23,939)
Other fees and miscellaneous	274,216
Total revenues	15,303,477
<b>Expenditures</b>	
Current	
General government	
Front Beach Road	9
Pier Park	471,235
Highways and streets	1,330,930
Capital outlay	
Highways and streets	8,453,458
Debt service	
Principal	2,575,000
Interest	2,410,812
Other debt service costs	750
Total expenditures	15,242,194
Deficiency of revenues (under) expenditures	61,283
<b>Other financing sources (uses)</b>	
Issuance of debt	-
Proceeds from disposal of assets	-
Transfers in	59,200
Transfers out	(123,000)
Total other financing sources (uses)	(63,800)
Net change in fund balances	(2,517)
Fund balances - beginning	69,201,360
Fund balances - ending	\$ 69,198,843

**Contact Information**

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