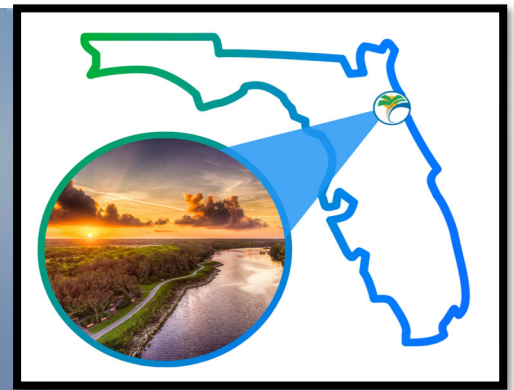


POPULAR ANNUAL FINANCIAL REPORT



*For the Fiscal Year Ended
September 30, 2021*

About the City of Palm Coast



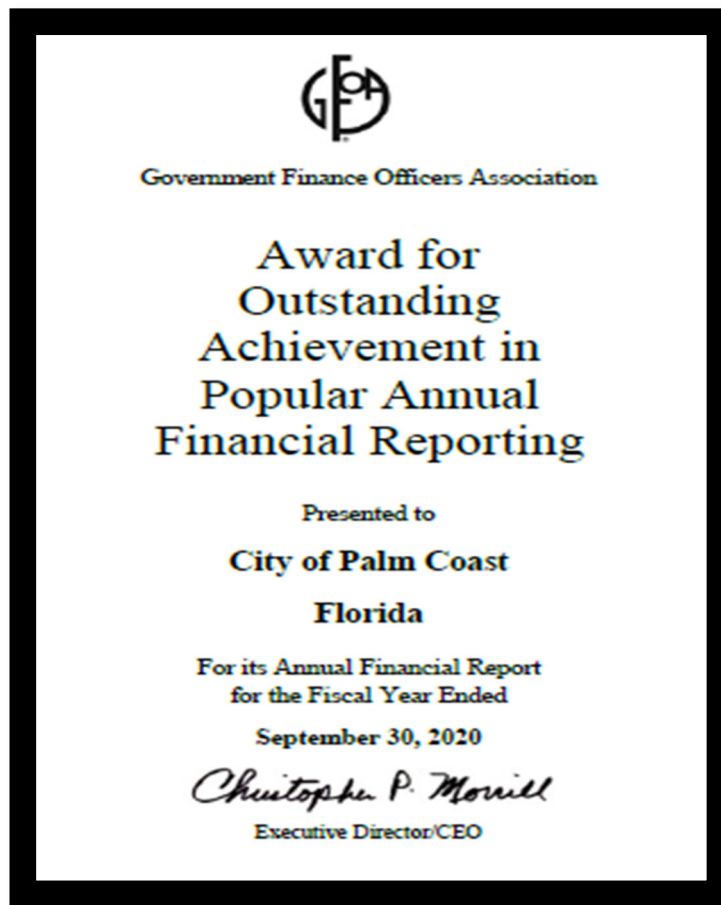
One of Florida's newest cities (incorporated 1999), Palm Coast is a Florida paradise situated on 70 miles of saltwater and freshwater canals and the Intracoastal Waterway and just minutes from pristine Atlantic Ocean beaches. Vibrant lifestyle and the natural environment go hand-in-hand here. The City offers a dozen beautiful parks, 130+ miles of connecting trails and paths for walking/bicycling, abundant fishing and boating, a year-round Running Series, and world-class tennis and golf. Lined with historic oaks, towering pines and indigenous vegetation, Palm Coast's parks and trails showcase the splendid elegance of the native Florida landscape. Bird-watching is popular at St. Joe Walkway and Linear Park, which are designated as Great Florida Birding & Wildlife Trails, and visitors can spot dolphins and seabirds as they stroll along the Intracoastal at Waterfront Park. We invite you to Find Your Florida in Palm Coast!



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About this Document



This Popular Annual Financial Report (PAFR) of the City of Palm Coast is being published in order to increase public awareness and provide a simplified overview of the City's financial position. It is designed to provide citizens, taxpayers, customers and creditors with a general overview of the financial condition.

The PAFR summarizes and condenses the financial activities of the City of Palm Coast governmental and business-type activities and derives its information from the Annual Comprehensive Financial Report for Fiscal Year 2021 which ended September 30, 2021. The comprehensive report was prepared in conformance with Generally Accepted Accounting Principles (GAAP) and includes financial statements audited by the City's auditors. Unlike the comprehensive report, the PAFR is un-audited and presented on a non-GAAP basis. This means that it contains condensed financial information and does not provide all of the necessary financial statements and note disclosures required by GAAP for governmental entities. We invite you to review the City's audited comprehensive financial report which includes detailed information on the City's finances.

Financial reports are available online at <http://www.palmcoastgov.com/government/finance/audit-report> and paper copies are available upon request at City Offices.

Elected Officials

The Mayor and City Council members are elected at-large, for a term of four years. Council Members and the Mayor may serve no more than two consecutive four-year terms in the same seat.

RESIDENTS OF THE CITY OF PALM COAST



Mayor

David Alfin



District 1

Ed Danko



District 2

Victor Barbosa



District 3

**Nick
Klufas**



District 4

**Eddie
Branquinho**

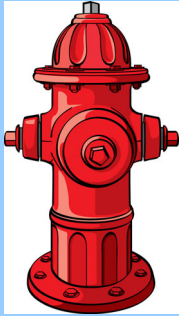
City Council meets in regular session on the first Tuesday of each month at 6:00 p.m. and the third Tuesday of each month at 9 a.m. at the Palm Coast City Hall, 160 Lake Ave. Live coverage may be viewed on the City's YouTube channel at <http://www.youtube.com/c/cityofpalmcosttv>. Meetings are also offered on demand on the City Council Agendas and Minutes page of the City website at <http://www.palmcoastgov.com/agendas>.

The City Council also conducts workshop meetings on the second Tuesday of each month at 9 a.m. Both workshop meetings and regular sessions of the City Council are open to the public.

About Palm Coast

INITIAL INCORPORATION—DECEMBER 31, 1999

FORM OF GOVERNMENT—COUNCIL/MAYOR



5

FIRE STATIONS



8

PLAYGROUNDS



1

SWIMMING POOL



1

COMMUNITY
CENTER



50 +

SPORTS FIELDS/
COURTS



130+

MILES OF TRAILS
& PATHS



564

MILES OF PAVED
STREETS



130

MILES OF SIDE-
WALKS & PATHS

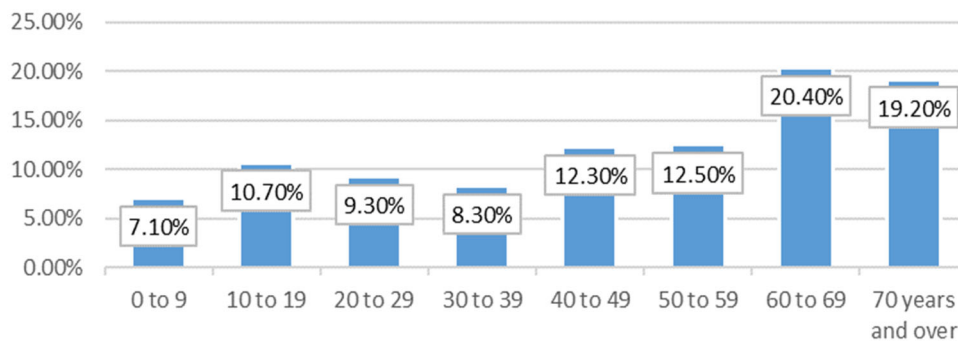
POPULATION

FLAGLER COUNTY POPULATION

County/City	Apr-10 (Census)	Apr-21 (Estimate)	Total Change
Flagler County	95,696	119,662	23,966
Beverly Beach	338	479	141
Bunnell	2,676	3,495	819
Flagler Beach (part)	4,424	5,133	709
Marineland (part)	16	12	(4)
Palm Coast	75,180	92,866	17,686
UNINCORPORATED	13,062	17,677	4,615

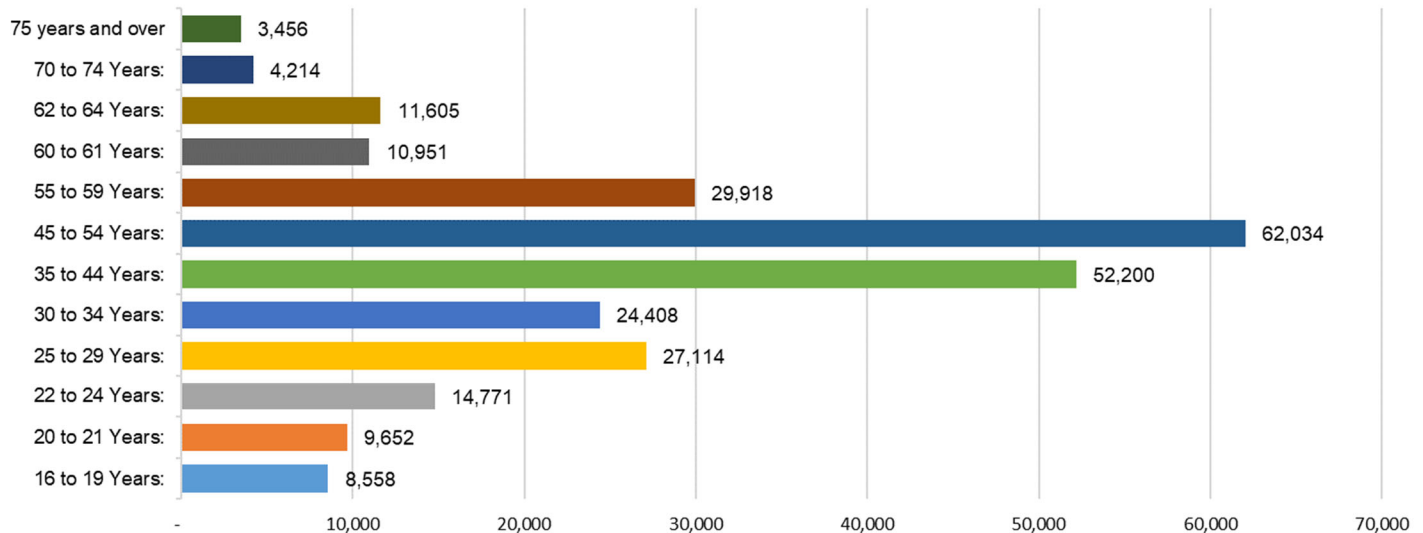
**This information provided by Bureau of Economic and Business Research*

PALM COAST POPULATION BY AGE



Source: United States Census Bureau, American Community Survey 2019, ACS 1-Year

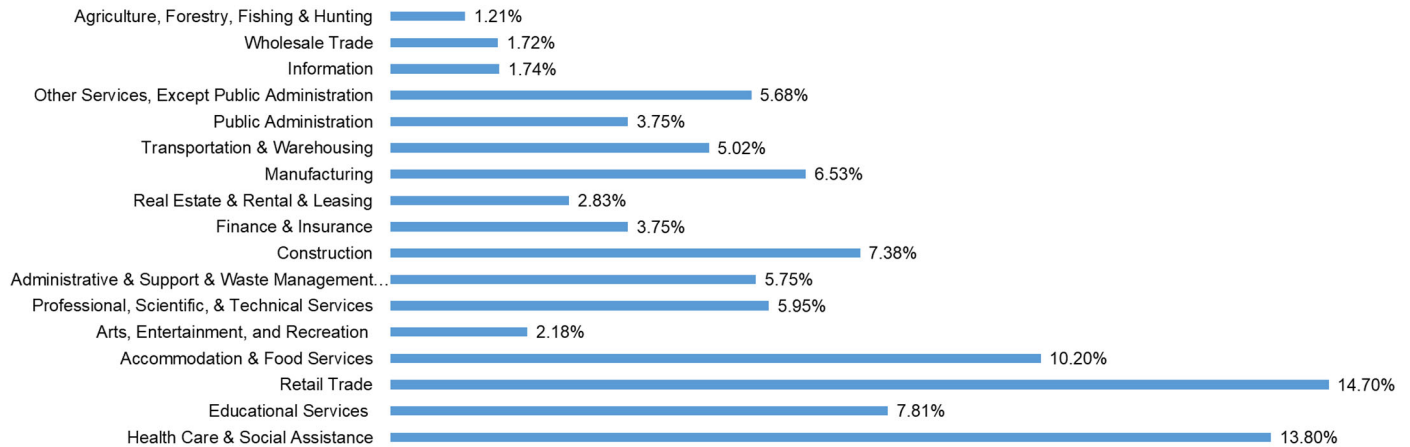
LABOR FORCE Flagler County and Volusia County Labor Force by Age



Source: https://lmsresources.labormarketinfo.com/labor_supply/index.html

EMPLOYMENT

EMPLOYMENT BY INDUSTRY



Source: datausa.io/profile/geo/flagler-county-fl#economy

LARGEST PRIVATE EMPLOYERS

Advent Health Palm Coast	1,041
Publix Supermarkets	805
Walmart	395
Hammock Beach Resort	351
ALSWLLC	345
Palm Coast Data	280
Target	194
Home Depot	187
Lowe's	177

LARGEST PUBLIC EMPLOYERS

Flagler County Schools	1,928
City of Palm Coast	524
Flagler County Board of County Commissioners	350
Flagler County Sheriff's Office	316

Source: Florida Research and Economic database for civilian workforce, and Career Source.

LABOR FORCE & UNEMPLOYMENT (as of September 2021)

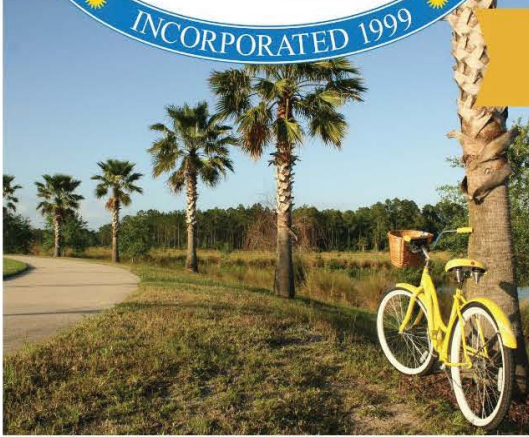
Rate	4.40%
Unemployment	2,170
Employment	46,653
Labor Force	48,823

Source: https://data.tcpalm.com/unemployment/flagler_county_fl/CN1203500000000/2021september/



CORE BELIEFS

OUR VISION



A multigenerational community recognized as one of Florida's premier cities that values...

- *Building a diverse, sustainable economic base to support innovation while providing necessary infrastructure and services.*
- *Providing exceptional amenities and standards that support a high quality lifestyle.*
- *Protecting the environment and beauty of Palm Coast while conserving natural resources.*

OUR MISSION

To provide our residents, visitors, and business community with exceptional government services in order to improve the quality of life, grow the local economy, and protect the natural environment through a planned, integrative approach using available technology.



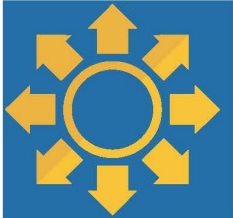
OUR VALUES



Pride - Passion in working together for a better tomorrow. **Accountability** - Accept responsibility for our actions and decisions. **Leadership** - Courage to shape our City today and in the future in a transparent manner. **Motivated** - Seek continuous improvement in all services. **Collaborative** - Dedicated to building partnerships that address community concerns and needs. **Ownership** - Take responsibility for our action and inactions. **Achievement** - Seek Excellence in all that we do. **Stewardship** - Protectors of our natural environment. **Trust** - Mindful of our responsibility, we pledge to use taxpayer resources efficiently.



CORE BELIEFS



EXPANSION

To anticipate the need for additional services and infrastructure to provide opportunities for mixed use development with goods, services, and employment.



ECONOMIC

To develop and maintain a strong economy by supporting the growth and development of new and existing businesses while creating an environment to attract new companies that align with our values.



FINANCE

To leverage our financial strengths while ensuring the City remains committed to fiscal responsibility in delivering value-added services to residents and businesses.



ENVIRONMENTAL

To develop and maintain a strong economy by supporting the growth and development of new and existing businesses while creating an environment to attract new companies that align with our values.



QUALITY OF LIFE

To blend our residential and commercial properties with our "City of Parks and Trails" image to create a sustainable framework of visual appeal while caring for our land, water, air, and wildlife.



WORKPLACE TALENT

To develop and implement a comprehensive plan to improve City employee skills and performance through education and training; performance management; and personal development opportunities.



Council Priorities Strategic Action Plan 2020-2021



What we accomplished in FY 21

COMPLETED FY 21

Holland Park Phase II

FEMA Hazard Mitigation - 7 Emergency Generator projects for PEP station protection

FEMA Hazard Mitigation - Drainage Project through installation of manhole dishes

Fire Station #23 Improvements

Sidewalk to Town center near Imagine School

Stormwater K-6 control structure improvements

Design of Wastewater treatment plant #2 planned expansion

Park Renovations:

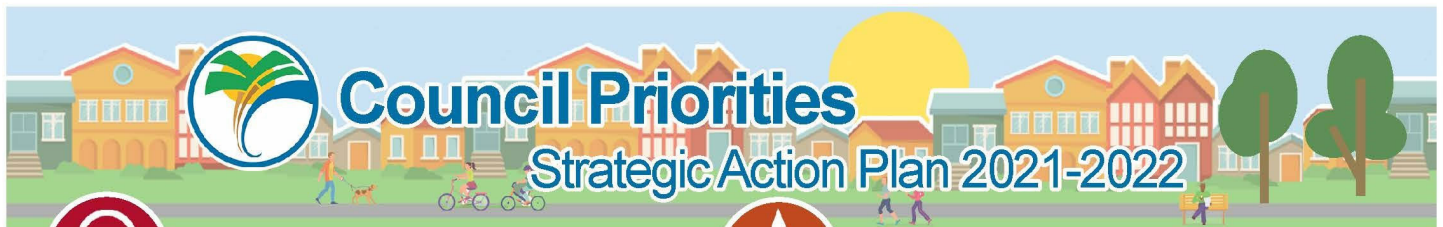
Indian Trails Sports Complex - Field Conversion to Softball/Baseball

Ralph Carter - Basketball Court Resurfacing

Seminole Woods Park - Basketball & Tennis Court Resurfacing

Palm Harbor Golf Club - Clubhouse Improvements, Irrigation Supply Study

Tennis Center - Court Rehabilitation



Innovation District

1. Create an Art District for the Innovation District, establish dedicated funding support through generated revenues, and foster relationships in support of a cultural arts facility while expanding programs and experiences within the District.
2. Host an annual hackathon event that builds on the success of the 2020 Tech Beach Hackathon.
3. Continue to support UNF MedNexus and foster relationships that continue to align program initiatives with Flagler County Flagship Programs, Daytona State College and medical institutions.
4. Seek partnerships with local talent and complementing businesses while seeking grants to foster growth at the Tennis Center to expand on the community's rich sports history.



Business Friendly Initiative

1. Continue to grow the Business Friendly Initiative on TRX, BRX, SCORE, and other successes to ensure enhanced customer service through technology driven processes ("Amazon" of Building Permits – tracking, inspection routing, etc.).
2. Develop a baseline and establish level of service targets for permitting through the incorporation of user feedback and reviewing standards of other communities.
3. Develop a communications plan that outlines the specific techniques being implemented to improve efficiencies and customer satisfaction with the goal of building public awareness.



Community Engagement

1. Host Virtual Town Halls and other interactive opportunities through a single source to reach our citizens.
2. Promote "Take the Challenge" to "Be Local Buy Local" commitment campaign.
3. Enhance PalmCoastConnect through the integration of real-world applications.
4. Utilize PalmCoastConnect data to drive efficiencies while integrating customer feedback.
5. Develop a communication plan to broaden public awareness of key initiatives including Streetlights, Stormwater, Business Friendly Initiative, Innovation and Arts District(s), and Fiber.



Street Maintenance

1. Develop alternative options to traditional funding sources to ensure funding of streets maintenance program for striping and resurfacing by providing a projection of road maintenance currently budgeted vs. needs for future years.
2. As part of street resurfacing and maintenance program, investigate and where feasible, apply the following. Intersection safety improvements shall be conducted to address turn radius conflicts Enhancements to support the use of autonomous vehicles Traffic calming alternatives (i.e. striping, road bumps, etc.) Continue the incorporation of innovative assessment methods.
3. Ensure that Phase II and III of Old Kings Road are included in FDOT project plan.



Fiber

1. Evaluate fiber initiative with the University of Florida Whitney Lab facilities to determine mutually beneficial opportunities.
2. Develop a master plan that depicts the existing and future expansion of the fiber infrastructure.
3. Based on the Fiber Master Plan, determine the feasibility of requiring existing and proposed development to incorporate fiber infrastructure.
4. Evaluate and confirm the option to establish an Internet Service Provider to permit the selling of bandwidth to retail users.



Smart City

1. As technology advances, staff to continue the investigation of adaptive traffic control solutions and enhancements.



Service Delivery and Efficiency

1. Ensure that the Public Works Facility is top priority facility project and commence with initial improvements based on Capital Improvement Plan timeline.
2. Identify Public Works staff to receive training and certifications to supplement electrical service demands.
3. Begin the examination of recycling handling options for waste collection services.
4. Continue to implement water and wastewater utility improvements to harden facilities to mitigate the impacts of flooding and other hazards.
5. Provide biannual updates to City Council and the public regarding the master stormwater plan to communicate how projects are being managed and prioritized.
6. Continue to improve communication infrastructure and ensure redundancy as part of basic infrastructure needs.
7. Ensure succession planning is in place with budgetary needs to ensure continuum of institutional knowledge for all departments.
8. To ensure a strong workforce, evaluate service demand of the organization and determine if alternative duties can be assigned in lieu of reducing staff.
9. Seek private-public partnership opportunities for the Community Center to help relieve parking pressures.
10. Pursue PEP tank service areas as a recognized "Priority Risk" area at the state level to ensure it is an emergency response priority.
11. Evaluate the City Fleet for electrification of vehicles.
12. Conduct a Return on Investment (ROI) analysis that evaluates all City facilities for solar power retrofits and companion battery storage power.
13. Conduct a cost-benefit analysis regarding implementation and ongoing maintenance of existing and proposed platform(s) (Enterprise Resource Platform).
14. Strengthen and maintain relationships with key stakeholders (i.e. Florida Department of Transportation, Florida Power & Light, St. Johns River Water Management District, Department of Economic Opportunity, Florida Inland Navigation District, etc. through reoccurring meetings).



Streetlights and Safety

1. Implement continuous street lighting program for major roads.
2. Evaluate residential areas for additional street lighting for safety and reduction of crime.
3. Evaluate potential legislative actions to support the Sheriff's Office regarding criminal activity associated with homelessness.
4. Implement the plan for emergency communication upgrades in consultation with Flagler County and other partners.
5. Through emergency communication validation process, identify areas with poor or no reception.
6. Monitor the progress of City-wide camera (security) master plan to include inventory and viewable coverage to determine if additional cameras are needed.

STATEMENT OF NET POSITION

The following financial summary is based upon a condensed view of the City's assets, liabilities, and deferred inflows/outflows for the three most recent fiscal years:

	Governmental Activities	Business-type Activities	2021 Total	2020 Total	2019 Total
Current and other assets	\$ 88,847,275	\$ 82,013,122	\$ 170,860,397	\$ 147,945,005	\$ 128,583,663
Capital assets	328,851,219	260,359,875	589,211,094	578,540,655	572,586,667
Total assets	417,698,494	342,372,997	760,071,491	726,485,660	701,170,330
Total deferred outflows of resources	728,177	3,336,527	4,064,704	2,231,370	2,093,594
Long-term liabilities	9,942,685	155,382,778	165,325,463	173,673,569	176,444,085
Other liabilities	22,525,136	(770,931)	21,754,205	18,507,840	14,913,478
Total liabilities	32,467,821	154,611,847	187,079,668	192,181,409	191,357,563
Total deferred inflows of resources	2,778,859	37,186	2,816,045	1,286,706	1,258,363
Net position:					
Net Investment in capital assets	322,861,188	115,345,393	438,206,581	419,990,193	407,523,203
Restricted	24,760,020	36,465,940	61,225,960	46,838,384	44,674,922
Unrestricted	35,558,783	39,249,158	74,807,941	68,420,338	58,449,873
Total net position	\$ 383,179,991	\$ 191,060,491	\$ 574,240,482	\$ 535,248,915	\$ 510,647,998

Government-wide Overall Financial Analysis

The City of Palm Coast's net position was \$574,240,482 at the close of the most recent fiscal year. Of this, 13% falls in the unrestricted category. Unrestricted net position is the amount that can be used to provide services to residents. Net position increased city-wide by \$38,991,567. The previous year increase in net position from 2019 to 2020 was \$24,600,917.

Approximately 11% of net position represents resources that are subject to external restrictions and are not available to provide services to residents. By far, the largest portion of the City of Palm Coast's net position (76%) reflects its investment in capital assets less any outstanding related debt used to acquire those assets. Capital assets, which include an investment in land, buildings or roads, are not available for future spending. Resources needed to repay debt must be provided from future revenue sources.

Current and Other Assets - Assets that include cash, securities, receivables, inventory and prepaid assets, and can be converted into cash usually within one year.

Capital Assets - Long-term investments in land, buildings, equipment, improvements, infrastructure, and construction in progress.

Current and Other Liabilities - These are primarily debts that can be paid off in one year or less. This includes accounts payable, accrued payroll, and accrued interest payable.

Deferred Inflows/Outflows - Acquisition/consumption of net position applicable to future reporting periods.

Long-Term Liabilities - Represents mainly debt obligations of the City. The proceeds from these various debt issues are used to finance large projects such as building and roadway construction, renovations and major equipment purchases.

Net Position - Total assets and deferred outflows less liabilities and deferred inflows.

Restricted Net Position - Resources whose use is subject to externally imposed restrictions.

Unrestricted Net Position - These are resources that are accessible to the City to provide services to the residents if there were no additional revenues or resources available.

STATEMENT OF ACTIVITIES

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. The Statement of Activities distinguish functions of the City of Palm Coast that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

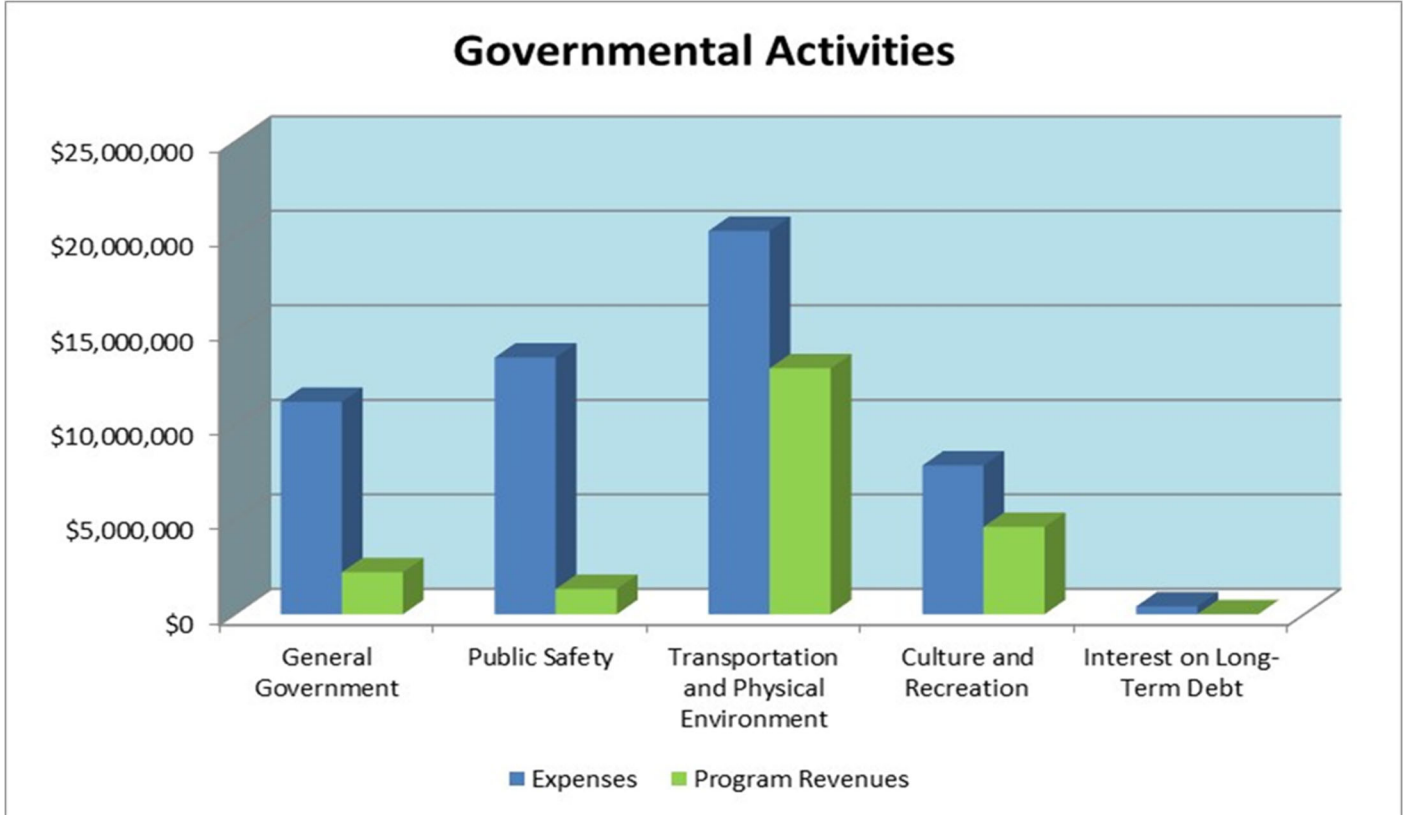
	Governmental Activities	Business-type Activities	2021 Total	2020 Total	2019 Total
Revenues:					
Program revenues:					
Charges for services	\$ 3,842,340	\$ 72,021,933	\$ 75,864,273	\$ 70,761,625	\$ 66,848,694
Operating grants and contributions	4,379,320	-	4,379,320	5,139,123	3,246,621
Capital grants and contributions	12,943,345	21,770,381	34,713,726	18,908,785	13,331,853
General revenues:					
Property taxes	27,202,252	523,121	27,725,373	26,028,565	23,912,377
Other taxes	7,974,502	-	7,974,502	7,103,276	6,929,072
Intergovernmental	5,254,442	-	5,254,442	4,578,298	4,799,363
Other	826,360	300,413	1,126,773	3,179,620	3,528,508
Total revenues	62,422,561	94,615,848	157,038,409	135,699,292	122,596,488
Expenses:					
General government	11,229,978	-	11,229,978	7,149,206	6,642,183
Public safety	13,579,443	-	13,579,443	13,391,373	12,636,325
Transportation and physical environment	20,273,231	-	20,273,231	21,314,827	17,229,235
Culture and recreation	7,867,389	-	7,867,389	7,449,374	7,503,004
Utility	-	42,430,005	42,430,005	40,835,726	39,575,224
Solid waste	-	9,132,145	9,132,145	8,756,625	8,559,838
Stormwater	-	9,879,087	9,879,087	8,795,629	7,684,611
Building permits	-	2,574,502	2,574,502	2,375,314	1,845,080
Information technology	-	671,142	671,142	593,411	528,999
Interest on long-term debt	409,920	-	409,920	436,890	461,489
Total expenses	53,359,961	64,686,881	118,046,842	111,098,375	102,665,988
Increase (decrease) in net					
position before transfers	9,062,600	29,928,967	38,991,567	24,600,917	19,930,500
Transfers	4,837,948	(4,837,948)	-	-	-
Increase (decrease) in net position	13,900,548	25,091,019	38,991,567	24,600,917	19,930,500
Net position - beginning	369,279,443	165,969,472	535,248,915	510,647,998	490,717,498
Net position - ending	\$ 383,179,991	\$ 191,060,491	\$ 574,240,482	\$ 535,248,915	\$ 510,647,998

Governmental Activities - Activities which provide services to citizens and are primarily financed through taxes and intergovernmental grants.

Program Revenues - Charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function.

Business - Type Activities - Activities that are carried out primarily to provide specific services in exchange for a specific user fee.

The governmental activities of the City of Palm Coast include general government, public safety, transportation and physical environment, and culture and recreation. Amounts reported as program revenues are charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. In addition, program revenues include grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function. Any expenses not covered by program revenues are supplemented with taxes and other general revenues.



Governmental activities increased the City of Palm Coast's net position by \$13,900,548 during the current fiscal year. Factors include revenues in excess of expenditures in the general fund and accumulation of impact fees due to increased development in the community.

Governmental activities unrestricted net position increased by \$5,965,139. The primary driver for this increase was revenues in excess of expenditures in the general fund.

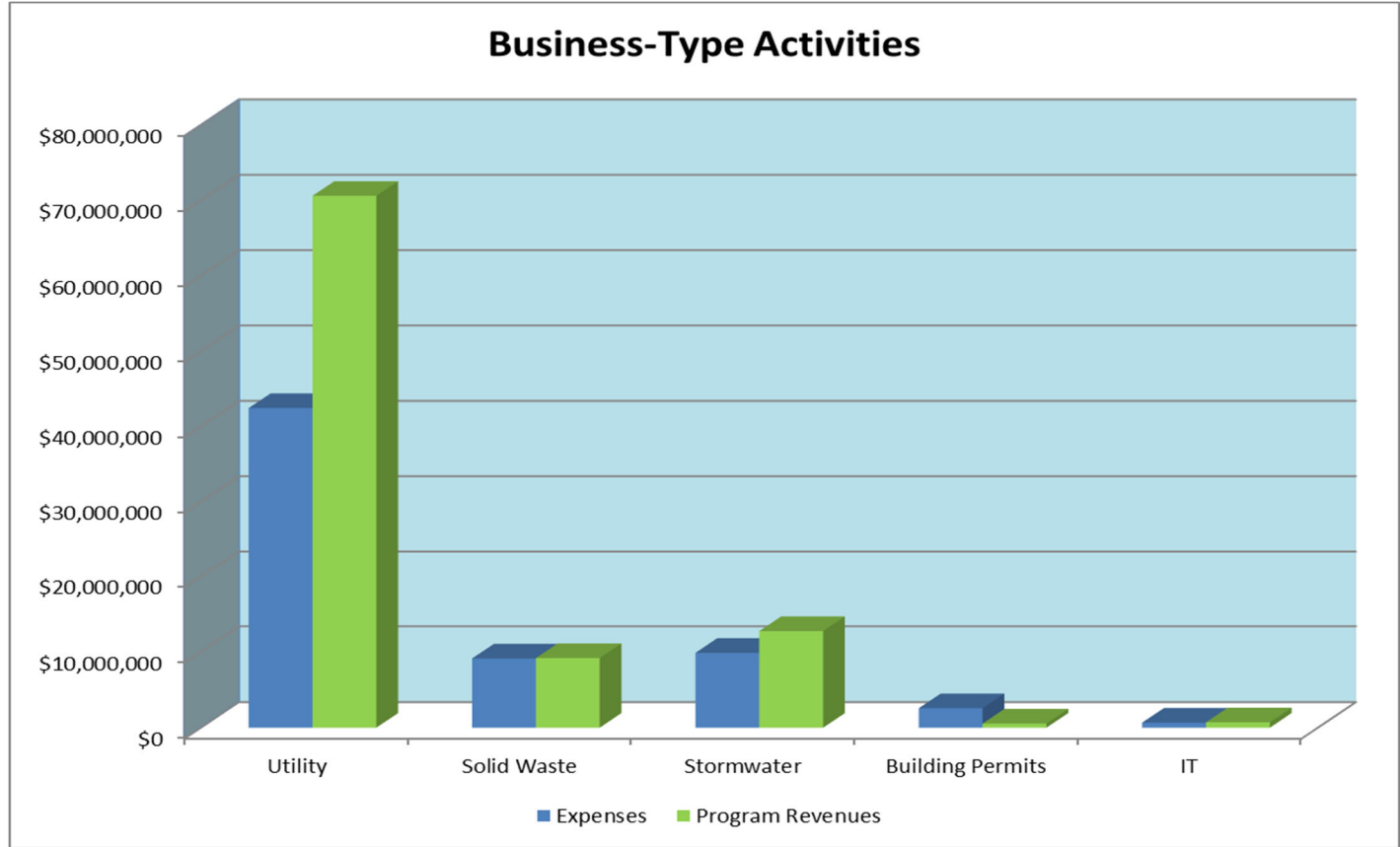
Capital grants and contributions increased by \$7,270,198 primarily due to grant revenue for transportation project along with increase in transportation impact fees. Operating grants and contributions decreased by \$709,013 primarily due to CARES Act funding received in the prior Fiscal Year. Property taxes increased \$1,695,243 due to a 6.86% increase in taxable value throughout the City.

General Government - General services which include Human Resources, the City Clerk, Administration and Financial Services.	Transportation & Physical Environment - Includes street construction, resurfacing and maintenance.
Public Safety - Provide citizens with Police and Fire services.	Culture & Recreation - Includes recreational programs and maintenance to city parks.

The business-type activities of the City of Palm Coast include a water and sewer utility, solid waste collection, stormwater management, building permits and inspections and information technology (IT).

Business-type activities increased the City of Palm Coast's net position by \$25,091,019. The increase in net position was attributable to an approximately \$26 million increase in the utility fund, the continuing effect of a multi-year rate increase designed to improve reserves and allocate additional amounts for capital projects, and increased revenues due to development contributed to the change. Utility expenses also increased due to the increasing customer base, but at a slower rate than revenues.

Stormwater net position increased approximately \$1.2 million for the year due to increase in revenue rates for projects and maintenance pursuant to Council's focus on improving the stormwater system. Building permits fund net position decreased by \$2,235,518 due to a temporary hold on charging permit fees in order to decrease fund balance. The net results of these activities above were the primary drivers of business-type activities unrestricted net position increasing by approximately \$422,000. The increase of almost \$11 million in restricted net position was primarily related to impact fees collected, and projected transfers to capital projects of the Utility.



Bond Proceeds - Funds used to finance a project or purpose for which the bonds were issued and to pay certain costs of the issuance.

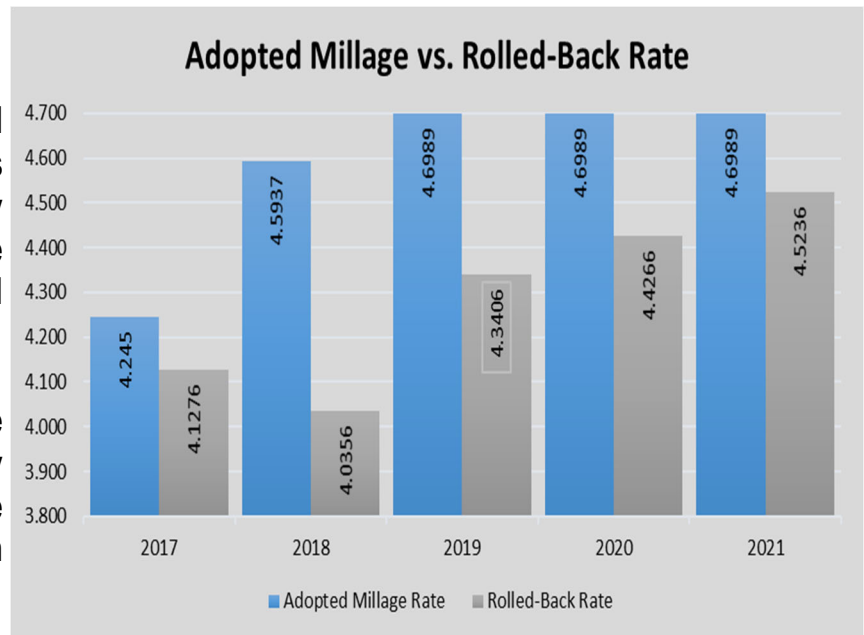
Capital Projects - Projects with long range returns and useful life spans. These projects are relatively expensive and have physical presence such as buildings or roads.

General Fund - The largest fund within the City. This fund accounts for most of the traditional services provided by cities. Revenues include property taxes, licenses, local taxes and service charges.

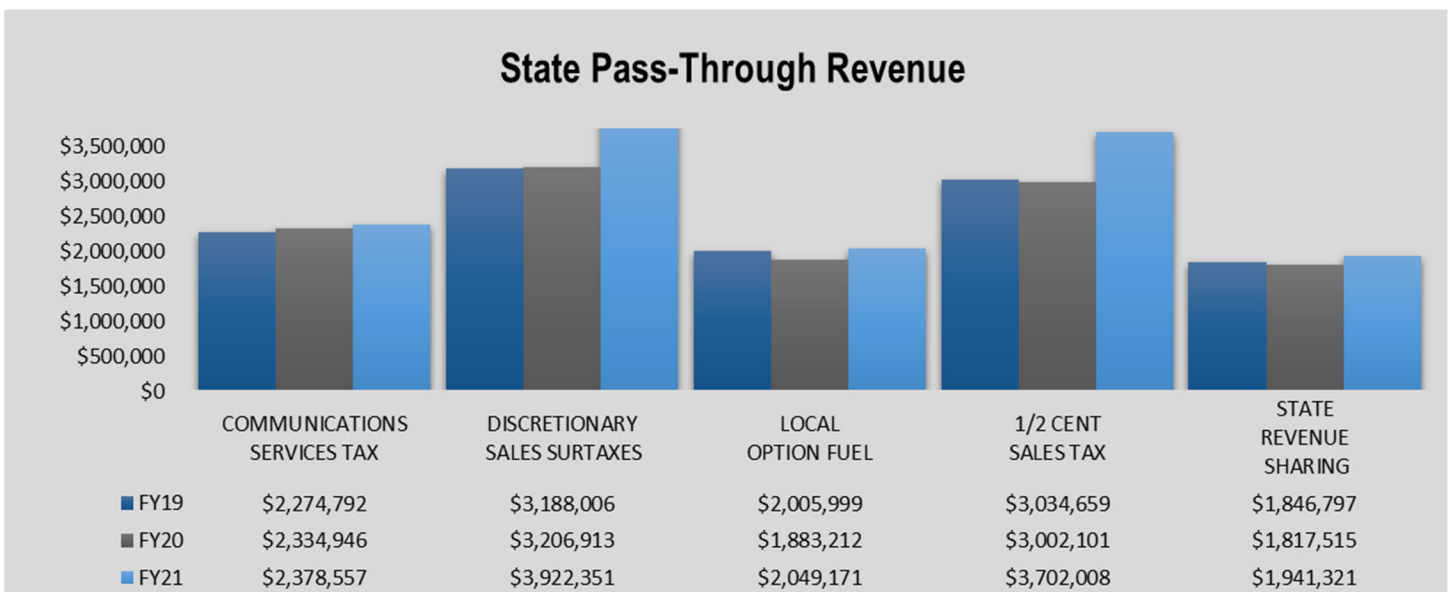
REVENUES

For fiscal year 2021, City Council adopted a millage rate of 4.6989. Property taxes are approximately 12% of the total City revenue budget, however they remain the largest revenue source for the General Fund.

City Council has been sensitive to the public's desire to maintain level property taxes, but inflationary pressure and future infrastructure requirements will have an effect on future tax collections.



Other major sources of tax revenue for the General Fund include the Communication Services Tax and the Half-Cent Sales Tax. Revenue diversification in the General Fund provides opportunities to mitigate the effect of rising costs, service level enhancements, and infrastructure funding.



Ad Valorem Tax - (Property or Real Estate Taxes) Taxes assessed on a portion of a property's value.

Communications Services Tax - The communications services tax applies to telecommunications, video, direct-to-home satellite and related services at a rate of 5.22%. These tax revenues may be used for any public purpose.

Half Cent Sales Tax - This program generates the largest amount of revenue for local governments among the state-shared revenue sources currently authorized by Legislature. It distributes a portion of the state 6% sales tax.

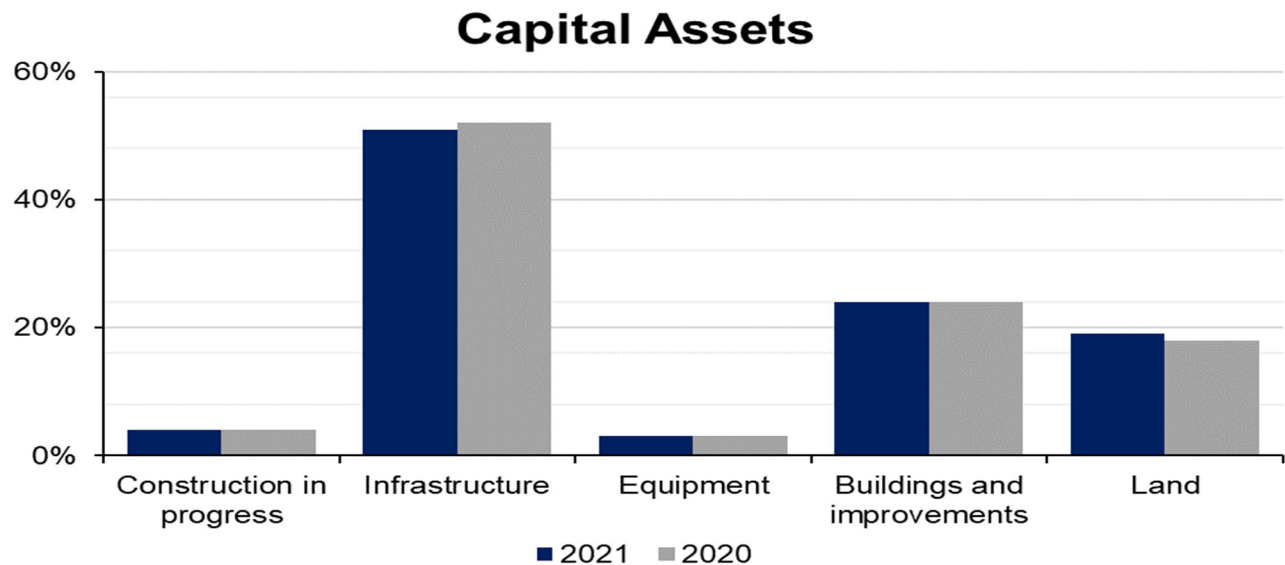
Millage Rate - For property tax purposes, a rate established per \$1,000 of assessed taxable value. A property tax millage rate of 3.5 mills for example, would mean property with a taxable value of \$100,000 would pay \$350 in property taxes.

Rolled-Back Rate - The millage necessary to raise the same amount of Ad Valorem Tax Revenue as the previous year, excluding taxes from new construction.

CAPITAL ASSETS

The City of Palm Coast's investment in capital assets as of September 30, 2021, amounts to \$588,738,872 (net of accumulated depreciation). This investment increased by \$10,198,217 for the current fiscal year. The overall increase is due to road expansions, bridge rehabilitation, utility infrastructure and park expansions, offset by regular depreciation expense that occurred during the fiscal year.

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 97,650,173	\$ 92,090,543	\$ 14,503,027	\$ 14,498,986	\$ 112,153,200	\$ 106,589,529
Buildings and improvements						
other than buildings	56,835,490	51,650,088	83,644,489	84,471,307	140,479,979	136,121,395
Infrastructure	145,399,252	154,636,751	153,593,040	145,888,232	298,992,292	300,524,983
Equipment	14,979,888	14,127,292	363,492	352,324	15,343,380	14,479,616
Construction in progress	13,514,194	12,163,472	8,255,827	8,661,660	21,770,021	20,825,132
Total	\$ 328,378,997	\$ 324,668,146	\$ 260,359,875	\$ 253,872,509	\$ 588,738,872	\$ 578,540,655



Asset - Property owned by the City, which has monetary value.

Capital Assets - Long-term investments in land, buildings, equipment, improvements, infrastructure, and construction in progress.

Construction in Progress - Construction work which has been started but is not yet completed.

Depreciation - A measurement of the decline in value of an asset over a period of time.

Infrastructure - Basic equipment and structures, such as roads and bridges, needed for the City to function properly.

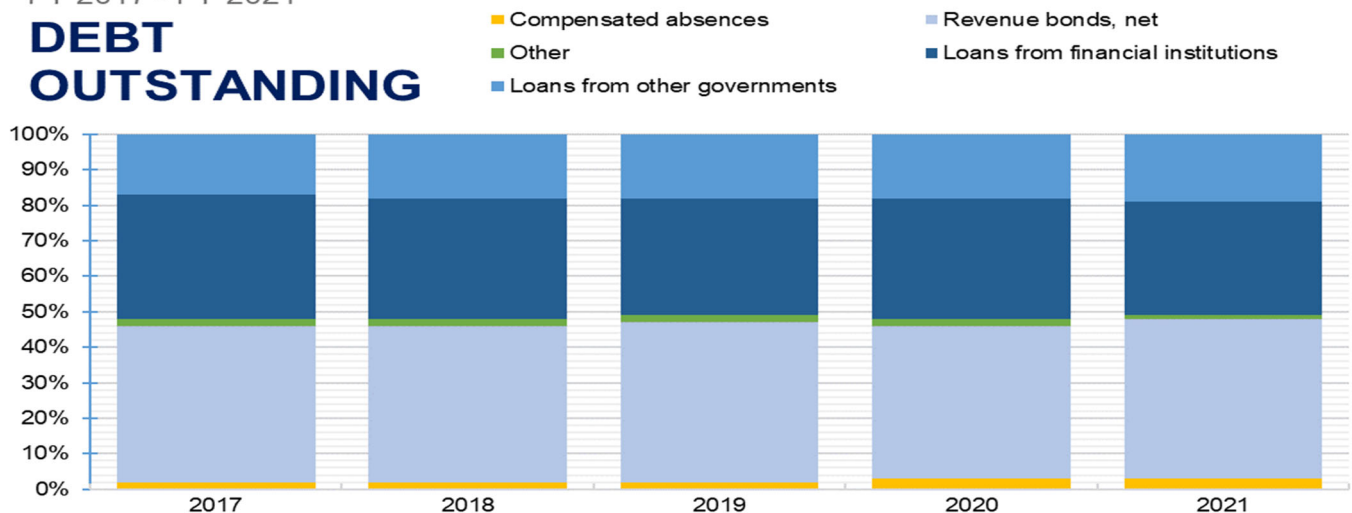
CITY DEBT

The City of Palm Coast owes \$74,527,475 in revenue bonds, net of premiums, used for the purchase and expansion of the utility system. There are State Revolving Fund loans and bank loans totaling \$78,693,301 primarily for utility and stormwater improvements. The City also has two CRA revenue loans for redevelopment costs with a balance of \$5,517,809 at year end. The remainder of the long-term debt is made up of compensated absences, an unfunded OPEB liability, and a net pension liability. The total long-term debt of the City is \$165,325,464.

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Loans from other governments	\$ -	\$ -	\$ 30,841,301	\$ 31,443,770	\$ 30,841,301	\$ 31,443,770
Loans from financial institutions	5,517,809	6,261,809	47,852,000	52,332,000	53,369,809	58,593,809
Revenue bonds, net	-	-	74,527,475	75,144,144	74,527,475	75,144,144
Net pension liability	646,483	3,097,884	0	-	646,483	3,097,884
OPEB liability	966,986	769,245	247,957	205,821	1,214,943	975,066
Compensated absences	2,811,407	2,593,477	1,914,045	1,825,419	4,725,452	4,418,896
TOTAL	\$ 9,942,685	\$ 12,722,415	\$ 155,382,778	\$ 169,951,154	\$ 165,325,463	\$ 173,673,569

FY 2017 - FY 2021

DEBT OUTSTANDING



CRA - Community Redevelopment Area - A special district in which any future increases in property taxes are set aside to support economic development projects within the district.

Compensated Absences - Expected payments to employees who miss work because of illness, vacation or holidays.

OPEB - Other post employment benefits - Post employment benefits that an employee will begin to receive at the start of retirement.

Revenue Bond - A special type of municipal bond distinguished by its guarantee of repayment solely by revenues generated by a specified revenue-generating entity associated with the purpose of the bonds.

Net Pension Liability - Liability related to Florida Retirement System (FRS) pension benefits.

Long Term Debt - Debt that is due in one year or more.

NEXT YEAR'S BUDGET AND RATES

During the current fiscal year, unassigned fund balance in the general fund increased to \$15,213,289. The available fund balance, as a percentage of prior year expenditures and transfers out is approximately 31%.

The City Council approved a millage rate of 4.6100 mills for fiscal year 2022. Of the total millage, .0848 mills will be dedicated to the stormwater fund. The balance of 4.525 mills is assigned to the general fund. Market values of properties have increased for the ninth consecutive year. The increase in taxable value was approximately 10.22%. New construction added approximately 4.37% to the taxable value, therefore the City had a net 5.85% increase in taxable property value for the year.

The water and sewer rates increased for fiscal year 2022 as a result of a rate study performed as part of the 2003 bond refinancing. The water and sewer rates increased by an average of 5.4% for all customers effective October 1, 2021 and will receive annual C.P.I. adjustments. These rate increases are necessary to cover anticipated increases in operating costs and capital replacement needs. As a result of these actions, Fitch upgraded the City's bond rating to AA.

The City Council adopted a policy of having new development help fund its impact on infrastructure in the community through impact fees. These fees are annually indexed and will increase approximately 2% for fiscal year 2022. During fiscal year 2020, the City performed a rate study for both fire and recreation impact fees, with increases adopted for fiscal year 2021 to include C.P.I. indexes.

The fiscal year 2022 budget includes over \$89 million invested in new and replacement infrastructure City-wide. This investment includes roadway expansions, refurbished recreational facilities, bridge rehabilitation, stormwater control structure replacements, a new wastewater treatment plant, and utility infrastructure expansion and replacements.

Additional requests for information:

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**FISCAL YEAR 2022
EXPENDITURES BY CATEGORY**

