

Update on City Finances

March 2022

Neighborhood Renaissance Bonds Status

PROJECT	BUDGET	INCURRED EXPENSE	ENCUMBRANCES	IN PROCESS
Beautification Of Granada & Columbus Cir	\$ 24,773	\$ 24,773	\$ -	\$ -
Country Club Prado Landscaping Improvement	385,672	385,672	-	-
Segovia Circles Civic Monuments	1,064,472	1,064,472	-	-
Beautification of Street Intersections	288,902	288,902	-	-
City-wide Landscaping Improvements	651,091	651,091	-	-
Entrance Way & Fountain Restoration	1,764,173	1,764,173	-	-
William H. Kerdyk/Biltmore Tennis Center	2,574,806	2,574,806	-	-
De Soto Fountain Traffic Circle Improve	6,815	6,815	-	-
Development of Neighborhood Parks	1,745,341	1,530,448	66,141	148,752
Purchase of Land	3,660,117	3,657,097	-	3,020
Lot 25 Park Development	194,811	194,811	-	-
Youth Center Repairs	755,954	755,954	-	-
Installation of Bicycle Paths	236,120	236,120	-	-
City-Wide Street Resurfacing	4,555,093	4,546,093	-	9,000
City-Wide Traffic Calming	40,000	-	-	40,000
Adult Activity Center	4,369,868	4,369,868	-	-
Park Furnishing	205,060	205,060	-	-
Equipment of Two Trails	48,629	42,629	-	6,000
	\$ 22,571,697	\$ 22,298,784	\$ 66,141	\$ 206,772

Outstanding Bonds

SPECIAL REVENUE SERIES	ISSUE DATE	MATURITY DATE	INTEREST RATE	P&I PAYMENT AT MATURITY	OUTSTANDING PRINCIPAL
Series 2016A	4/28/2016	4/1/2037	2.92%	\$ 1,247,813	\$ 14,900,000
Series 2016B	4/28/2016	4/1/2037	3.05%	\$ 299,063	\$ 3,770,000
Series 2018A	4/28/2016	4/1/2048	3.64%	\$ 2,849,688	\$ 46,915,000
Series 2018B	4/28/2016	10/1/2031	2.84%	\$ 2,557,800	\$ 25,490,000
Series 2021A	3/30/2021	4/1/2033	1.89%	\$ 245,309	\$ 5,258,000
Series 2021B	6/10/2021	4/1/2051	1.80%	\$ 695,300	\$ 27,055,000
Grand Total					\$123,388,000

Debt Ratio

DEBT ADMINISTRATION

As of October 1, 2021, the City will have \$123.4 million of special obligation debt outstanding. The City has a "AAA" Bond Rating from Moody's Investors Service, Standard & Poor's Corporation and Fitch Ratings. Decisions regarding the City's use of debt are based upon a number of factors including the long-term capital requirements and the amount of resources available to repay the debt.

LEGAL DEBT MARGIN

The City's budgetary policy is to keep special obligation bond debt service under 8% of total expenses. As of October 1, 2021, the City's net bond debt services is well within the policy debt limit. Debt service represents **4.9%** percent of total expenses (operating and debt expense).

Estimated Debt Ratio Projection

- Adding Mobility Hub Debt in the amount of \$55,200,000 increases debt ratio to 6.4%
- Adding Country Club Renovations Debt in the amount of \$10,000,000 increases the debt ratio to 6.7%
- Adding Restoration of City Hall Debt in the amount of \$10,000,000 increases debt ratio to 6.9%
- After the above debt, adding additional debt of \$40,000,000 would result in us reaching the 8.0% debt ratio

Debt Ratio

- General Obligation Debt (GOB), such as what is being recommended for the Parks Master Plan does not affect the City's debt ratio as it is paid for with a tax milage authorized directly by the residents.
- Additionally, voter authorized GOB debt will not impact the City's AAA credit ratings.

Fund Balance Reserve

- The City is maintaining 25% General Fund fund balance reserve
- At 9/30/2021 the reserve requirement is \$46,713,821
- This amount increased from the prior year by just under \$1 million, due to the change in budgeted expenditures, and was funded with year end surpluses.

Property Tax Revenues

YEAR OVER YEAR PERCENTAGE CHANGE IN TAXABLE VALUES

FISCAL YEAR	JULY 1 % CHANGE	JULY 1 VALUES	PROPERTY TAX REVENUE			
			BUDGET	ACTUAL	DIFF	ADD' L REV
2010	-5.25%	12,710,135,969	71,501,616	70,277,262	(1,224,354)	
2011	-6.97%	11,823,977,120	68,805,430	67,078,084	(1,727,346)	(2,696,186)
2012	0.40%	11,870,832,915	67,086,306	66,377,589	(708,717)	(1,719,124)
2013	1.30%	12,025,562,902	65,664,270	62,358,935	(3,305,335)	(1,422,036)
2014	2.12%	12,280,770,590	66,122,035	65,257,324	(864,711)	457,765
2015	4.68%	12,855,416,730	68,406,478	68,107,835	(298,643)	2,284,443
2016	6.51%	13,692,603,613	72,311,324	71,447,141	(864,183)	3,904,846
2017	5.09%	14,389,132,612	75,989,729	76,024,328	34,599	3,678,405
2018	5.44%	15,172,014,090	80,124,165	80,762,148	637,983	4,134,436
2019	5.61%	16,023,377,296	84,645,256	85,466,164	820,908	4,521,091
2020	5.70%	16,936,366,618	89,541,799	90,002,211	460,412	4,896,543
2021	3.03%	17,449,831,481	92,278,432	92,904,533	626,101	2,736,633
2022	3.87%	18,125,124,740	95,894,690	82,921,467	(12,973,223)	3,616,258

Additional Property Tax Revenue

- The additional \$3M - \$4M that the increase in property tax revenue provides is used each year to cover:
 - Union Contract negotiated costs
 - Other contractual escalation costs
 - New Needs identified in the budget process
 - Recurring and non-recurring Capital needs
 - Insurance Premium increases
 - Increase in Pension funding (extra payment and assumption changes)
 - Inflationary increases and unforeseen expenses
- Other than property taxes, no other revenue provides for reliable annual escalations

Year to Year Budget Analysis

Budget Comparison FY21 to FY22 - Revenues

REVENUE TYPE	2020-2021	2021-2022	2020-2021
	BUDGET	BUDGET	
Property Taxes	92,278,432	95,894,690	3,616,258
Franchise Fees	6,595,000	6,835,000	240,000
Utilities Service Taxes	10,870,000	11,015,000	145,000
Business Tax Receipts	3,415,000	3,482,500	67,500
Permits Fees	7,019,000	7,526,000	507,000
Intergovernmental Revenue	5,035,000	5,620,000	585,000
General Government Fees	2,405,000	2,700,000	295,000
Public Safety Fees	3,826,500	3,825,000	(1,500)
Physical Environment Fees	8,724,500	8,873,000	148,500
Recreation Fees	2,280,500	2,372,900	92,400
Fines & Forfeitures	970,833	970,000	(833)
Investment Earnings	520,000	111,500	(408,500)
Rental/Consession Revenue	3,434,363	3,342,079	(92,284)
Miscellaneous Revenue	172,706	150,399	(22,307)
Contributions From Other Funds	4,041,206	2,707,008	(1,334,198)
Total General Fund Revenue	151,588,040	155,425,076	3,837,036
Total Parking Fees & Other Parking Rev	14,521,735	17,403,255	2,881,520
Total General Fund & Parking Fund Revenue	166,109,775	172,828,331	6,718,556

Budget Comparison FY21 to FY22 - Expenditures

DEPARTMENT	2020-2021	2021-2022	2020-2021
	BUDGET	BUDGET	
City Commission	620,171	684,952	64,781
City Attorney	2,728,798	2,841,162	112,364
City Clerk	2,119,940	1,876,672	(243,268)
City Manager	2,719,631	2,953,407	233,776
Human Resources	2,005,094	2,003,649	(1,445)
Labor Relations & Risk Mgmt	736,263	745,780	9,517
Dev. Service	8,842,869	9,679,829	836,960
Hist Resources	1,915,562	1,894,194	(21,368)
Public Works	26,416,208	27,275,568	859,360
Finance	4,180,071	4,585,052	404,981
Information Technology	5,930,718	6,560,381	629,663
Police	46,844,863	48,282,317	1,437,454
Fire	30,109,357	30,420,731	311,374
Community Recreation	7,493,746	8,022,197	528,451
Economic Development	1,393,158	1,376,579	(16,579)
Non Departmental	5,789,377	5,319,070	(470,307)
Parking System	7,384,849	7,423,325	38,476
Total Gen. & Prkg Fund Operating Expense	157,230,675	161,944,865	4,714,190
Oper Exp funded from One-time Reserves	(1,367,683)	(1,446,984)	(79,301)
General Fund Subsidies - Venetian Pool & Granada Golf	761,450	161,848	(599,602)
Capital Exp from Recurring Revenue	-	3,618,922	3,618,922
Debt Serv from Recurring Revenue	8,486,156	7,442,490	(1,043,666)
Transfer to Reserves	1,564,177	1,418,040	(146,137)
Total General Fund & Parking Fund Expenditures	166,674,775	173,139,181	6,464,406

Bottom Line:

Budget Comparison FY21 to FY22

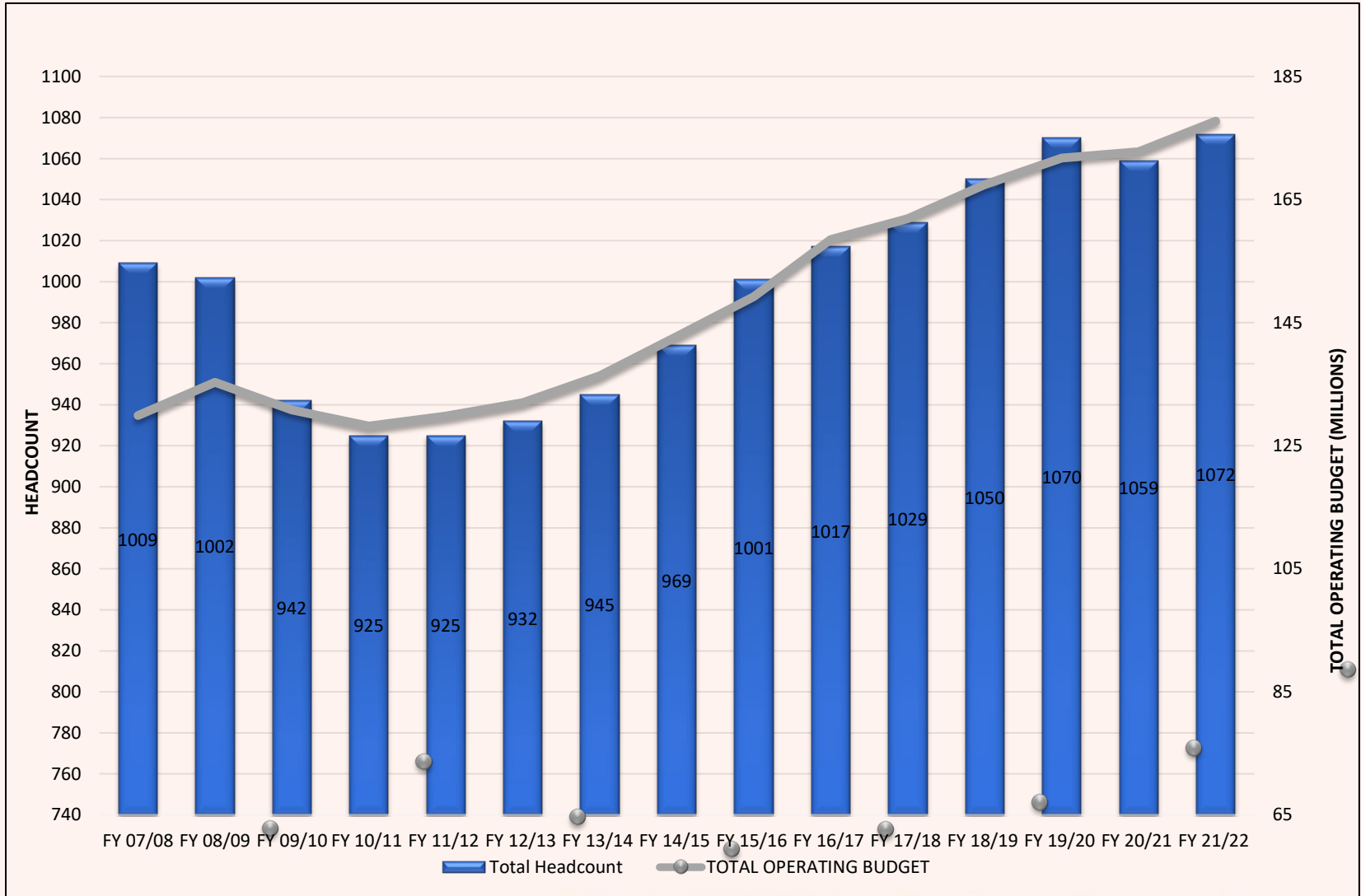
- Projected Revenues for Fiscal Year 22 have been allocated to Budgeted Expenditures for Fiscal Year 22
 - Contractual increases, Health Care increases, filling vacancies previously frozen, etc.
- Any additional revenues that come in during the year typically result in year end surplus
- Year end surpluses are used for **one-time capital** expenditures and new need requests in a subsequent year
- Rating agencies value budget flexibility

Future Project Needs

Identified Projects over \$1.5M (from 5-yr CIP)

Project Need:	Total Project Cost	Available Funds	Unfunded	Funding Type
Biltmore Way Streetscape	6,000,000	358,465	(5,641,535)	
City Hall Restoration	10,000,000	51,172	(9,948,828)	
Fire House 4	7,114,689	7,112,450	(2,239)	
Granada/Columbus Circle Improv.	1,500,000	750,000	(750,000)	
Improvements North of 8th Street	5,000,000	708,077	(4,291,923)	
Kings Bay Septic To Sewer	6,000,000	2,700,000	(3,300,000)	Assessment
Last Mile Transit Stop Improv.	2,035,000	1,500,000	(535,000)	
Miracle Theater Restoration	4,961,694	-	(4,961,694)	
Mobility Hub	55,188,650	191,550	(54,997,100)	Bonds
North Ponce Improvements	1,900,000	390,000	(1,510,000)	
Public Safety Warehouse (W2)	4,000,000	41,867	(3,958,133)	
Smart City Broadband	3,153,000	2,330,250	(822,750)	
The Underline	7,200,000	6,375,549	(824,451)	Impact Fees
Whiteway Lights	2,350,897	1,327,574	(1,023,323)	
Country Club	10,000,000	-	(10,000,000)	
Phillips Park	3,348,274	2,678,211	(670,063)	
Total Needs	129,752,204	26,515,166	(103,237,038)	
Parks Master Plan	160,000,000	-	(160,000,000)	Referendum

Workforce vs. Operating Expense



CORAL
GABLES®
THE CITY BEAUTIFUL

A WORLD CLASS CITY WITH A HOMETOWN FEEL