

FY 2022 Budget Status CRA Fund

City Council Meeting
June 2, 2021



Punta Gorda

Florida's Harborside Hometown

CRA Fund

Debt Service Division

Accounting Structure

Tax Increment Financing to Repay Debt on Improvements

- County and City Ad Valorem revenue generated above the taxable base of \$80.6 M in CRA district remains with district – known as TIF revenue
- District was extended until December 2030 and debt restructured to match revenues with debt service
- Excess funds are accumulated in a reserve that is to be used to cover annual debt payments, if there is a shortfall, or to retire debt early



CRA Fund

Debt Service Division

Assumptions

Revenues

- FY 2022 – Estimated 4% increase in taxable value of CRA District
- Millage rate for County estimates remaining the same 6.3007
- Millage rate for City estimates millage rate of 3.4337
- Revenue for adopted budget will be determined by July taxable values and September adopted millage rates

Expenditures

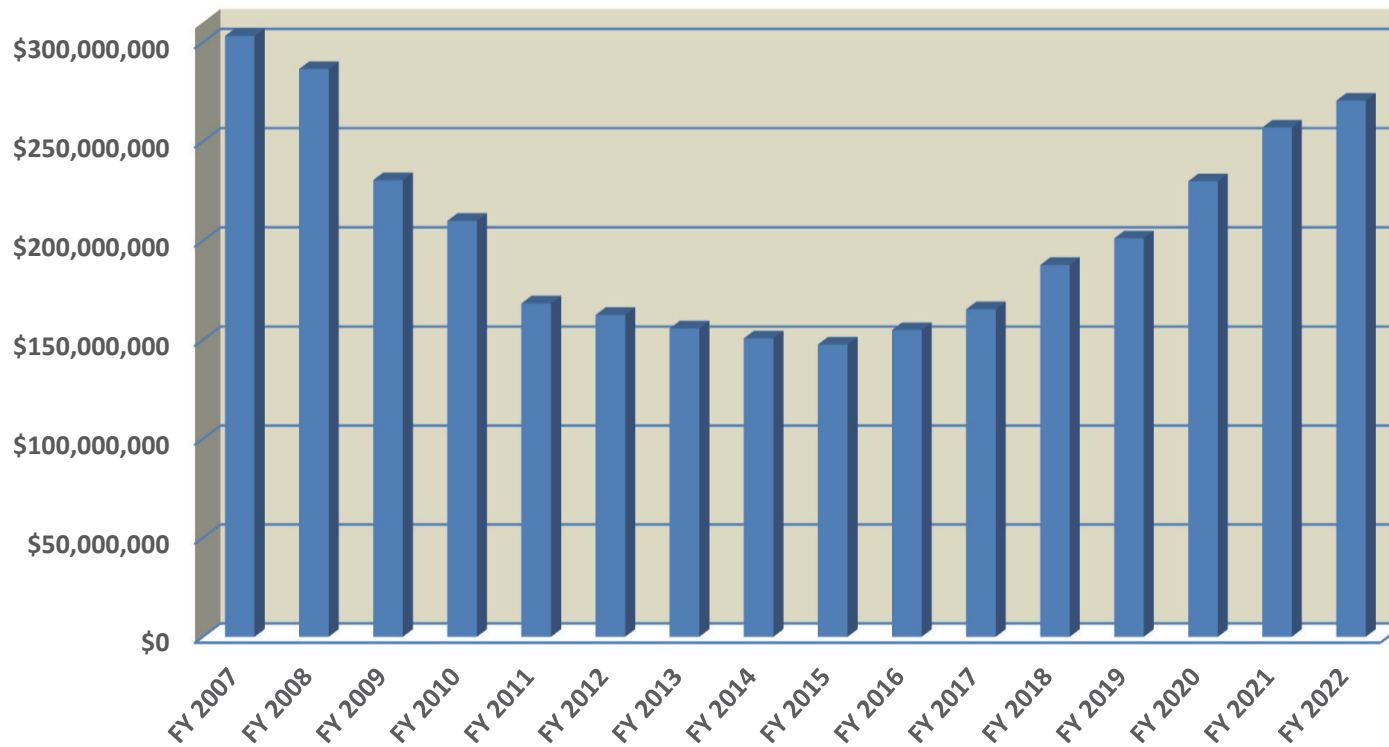
- Debt service per schedule –
 - Refinanced note (FY 2020) resulted in interests savings over the remaining life of the loan of \$615,000



CRA Fund

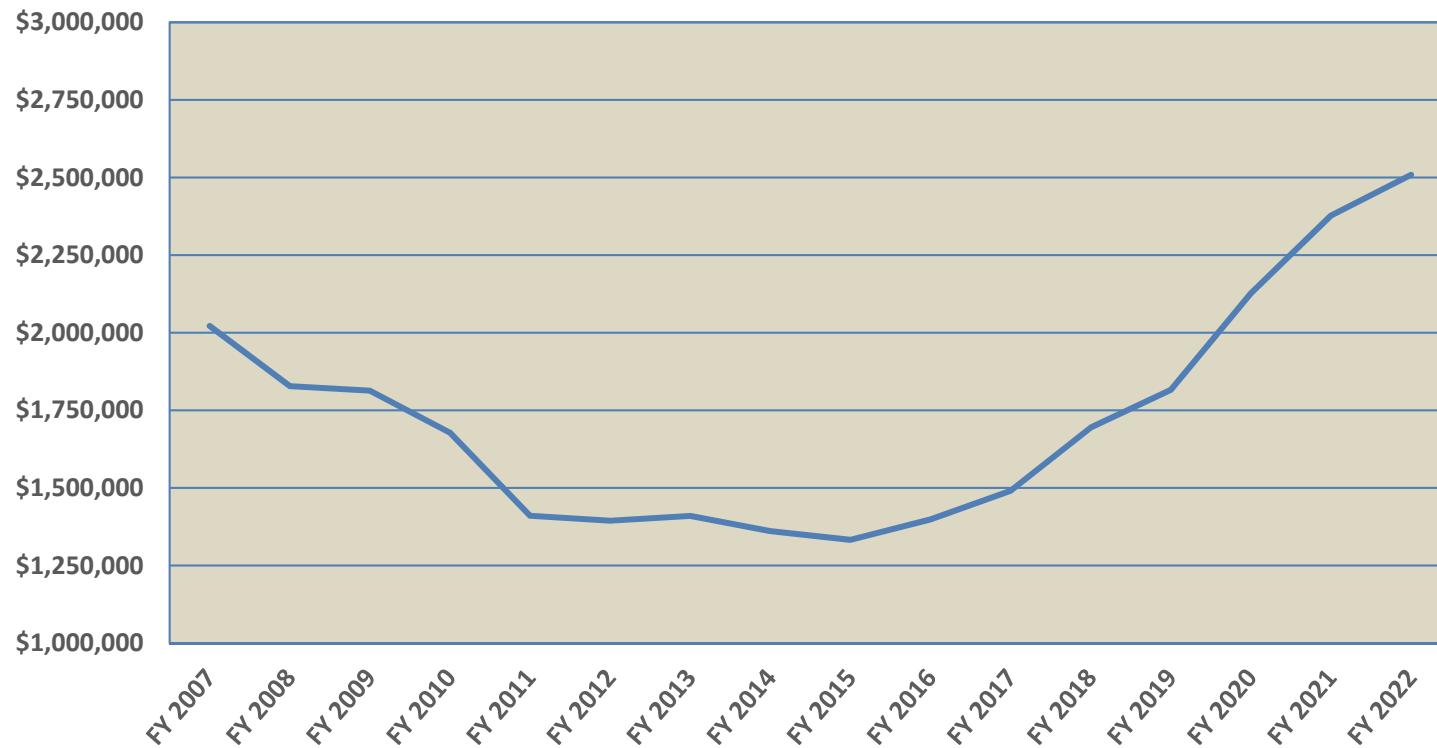
History of Taxable Value Increment

Taxable Value Increment (net of \$80.6 M base)



CRA Fund History of TIF Revenue

Tax Incremental Finance Revenue (TIF)



CRA Fund

Debt Service Division

Proforma

	Proposed FY 2022	Proforma FY 2023	Proforma FY 2024	Proforma FY 2025	Proforma FY 2026
Charlotte Co. Tax Increment	\$ 1,619,695	\$ 1,652,089	\$ 1,685,131	\$ 1,718,833	\$ 1,753,210
Punta Gorda Tax Increment	888,950	873,993	891,473	909,303	927,489
TOTAL REVENUES	\$2,508,645	\$2,526,082	\$2,576,604	\$2,628,136	\$2,680,699
DEBT SERVICE PAYMENTS	\$1,544,082	\$1,584,278	\$1,626,290	\$1,666,100	\$1,708,682
Beg. TIF Reserve for Debt Svc	\$ 2,428,214	\$ 3,392,777	\$ 4,334,581	\$ 5,284,895	\$ 6,246,931
End. TIF Reserve for Debt Svc	\$ 3,392,777	\$ 4,334,581	\$ 5,284,895	\$ 6,246,931	\$ 7,218,948



CRA Fund

Herald Court Operations Division Accounting Structure

Herald Court Centre Operations and Maintenance

- Operations and maintenance of parking structure
- Maintenance of public facilities and tenant common areas
- Revenue sources: leases and common area maintenance fees



CRA Fund

Herald Court Operations Division

Assumptions

- Revenues – Assumes City use of FGCU units FY 2022-2024 and one unit vacancy FY 2025-2026
- Operating expenditures - FY 2022 per requests; FY 2023-2026 3% est. increase in operating expenditures except insurance est. increase of 5%; FY 2023 includes \$200,000 toward required sealant to prevent water intrusion into units
- Estimated schedule of annual maint. funded by CRA reserves through FY 2026. Average of \$91,700



CRA Fund

Herald Court Operations Division

Proforma

	Proposed FY 2022	Proforma FY 2023	Proforma FY 2024	Proforma FY 2025	Proforma FY 2026
TOTAL REVENUES	\$ 228,790	\$ 237,760	\$ 244,565	\$ 276,470	\$ 282,285
TOTAL EXPENDITURES	\$ 201,235	\$ 408,715	\$ 216,490	\$ 224,570	\$ 213,920
Beg. Reserves Taxes, R&R, and Operating	\$ 276,851	\$ 304,406	\$ 133,451	\$ 161,526	\$ 213,426
End. Reserves Taxes, R&R, and Operating	\$ 304,406	\$ 133,451	\$ 161,526	\$ 213,426	\$ 281,791



CRA Fund

Operations Division

Accounting Structure

CRA Operations and Maintenance of Improvements

- Operations and maintenance of improvements provided by the CRA District
- Capital renewal or replacements related to existing CRA improvements
- Revenue sources: CRA land leases, Trabue Woods loan repayment, interest income



CRA Fund

Operations Division – FY 2021 Projects Renewal & Replacement of Infrastructure

- \$275,000 for Fountain/Playground renewal and replacement
 - Added to \$50,000 budgeted from general funding for total of \$325,000
- \$179,950 funding for replacement wayfinding signage



CRA Fund

Operations Division - Assumptions for Renewal & Replacement of Infrastructure

- \$60,000 annually for fountain maintenance; may be reduced in FY 2023 if fountain maintenance can be completed by City staff
- No funding for Laishley Park and Marina facilities at this time
- Schedule for maintenance for Herald Court Centre facilities, including sealant to prevent water intrusion into units in FY 2023. Average \$91,700 per year
- Can sustain operations at this level through FY 2026



CRA Fund

Operations Division

Proforma

	Proposed FY 2022	Proforma FY 2023	Proforma FY 2024	Proforma FY 2025	Proforma FY 2026
TOTAL REVENUES	\$ 122,355	\$ 123,370	\$ 124,395	\$ 125,430	\$ 126,480
TOTAL EXPENDITURES	\$ 160,000	\$ 326,500	\$ 111,000	\$ 94,000	\$ 112,000
Beg. Operating Reserve	\$ 249,692	\$ 212,047	\$ 8,917	\$ 22,312	\$ 53,742
End. Operating Reserve	\$ 212,047	\$ 8,917	\$ 22,312	\$ 53,742	\$ 68,222

