

# FY 2023 Budget Status CRA Fund

City Council Meeting  
June 1, 2022



# Punta Gorda

# 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 2023 – 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 3.9500
- Revenue for adopted budget will be determined by July taxable values and September adopted millage rates
- FY 2024-2027 – Estimated 2% increases in revenue

#### Expenditures

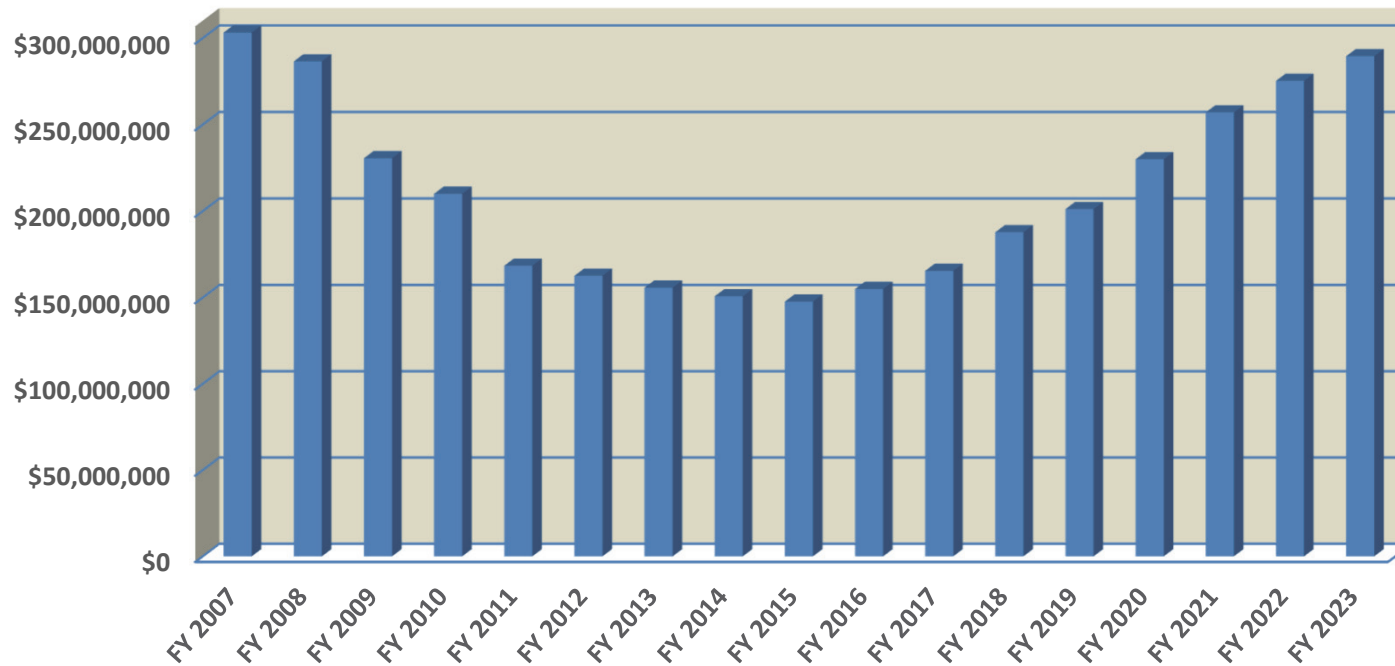
- Debt service per schedule –
  - Refinanced note (FY 2020) resulted in interests savings over the remaining life of the loan of \$615,000



# CRA Fund

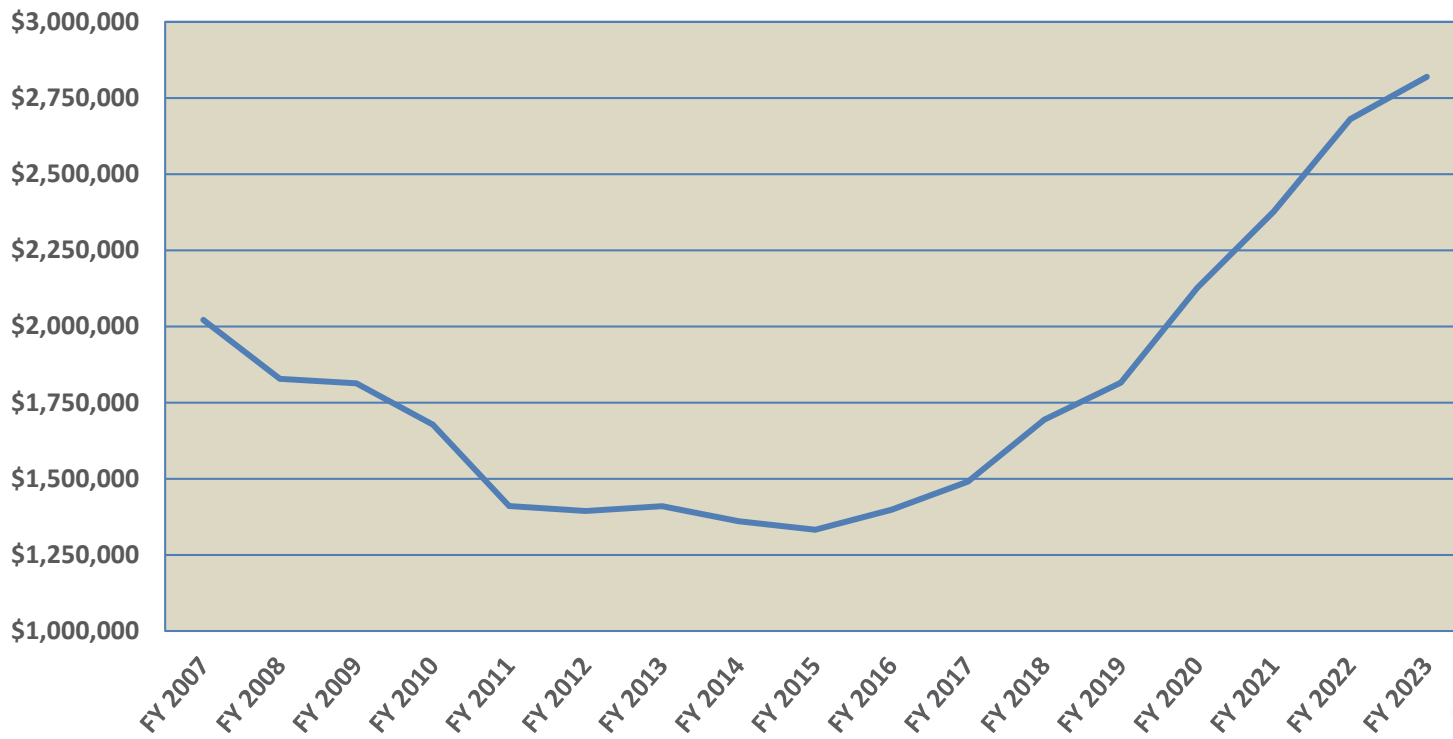
## History of Taxable Value Increment

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

	<b>Proposed FY 2023</b>	<b>Proforma FY 2024</b>	<b>Proforma FY 2025</b>	<b>Proforma FY 2026</b>	<b>Proforma FY 2027</b>
Charlotte Co. Tax Increment	\$ 1,732,975	\$ 1,767,635	\$ 1,802,985	\$ 1,839,045	\$ 1,875,825
Punta Gorda Tax Increment	1,086,425	1,108,155	1,130,320	1,152,925	1,175,985
<b>TOTAL REVENUES</b>	<b>\$2,819,400</b>	<b>\$2,875,790</b>	<b>\$2,933,305</b>	<b>\$2,991,970</b>	<b>\$3,051,810</b>
<b>DEBT SERVICE PAYMENTS</b>	<b>\$1,584,280</b>	<b>\$1,626,290</b>	<b>\$1,666,100</b>	<b>\$1,708,680</b>	<b>\$1,753,965</b>
Beg. TIF Reserve for Debt Svc	\$ 3,564,919	\$ 4,800,039	\$ 6,049,539	\$ 7,316,744	\$ 8,600,034
End. TIF Reserve for Debt Svc	\$ 4,800,039	\$ 6,049,539	\$ 7,316,744	\$ 8,600,034	\$ 9,897,879



# 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 2025-2027
- Operating expenditures - FY 2023 per requests; FY 2024-2027 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 maintenance for garage funded by CRA reserves through FY 2027 - Average of \$78,500





# CRA Fund

## Herald Court Operations Division

### Proforma

	<b>Proposed FY 2023</b>	<b>Proforma FY 2024</b>	<b>Proforma FY 2025</b>	<b>Proforma FY 2026</b>	<b>Proforma FY 2027</b>
<b>TOTAL REVENUES</b>	\$ 255,190	\$ 260,895	\$ 282,755	\$ 289,875	\$ 296,825
<b>TOTAL EXPENDITURES</b>	\$ 394,540	\$ 201,405	\$ 208,520	\$ 215,905	\$ 223,560
Beg. Reserves Taxes, R&R, and Operating	\$ 337,141	\$ 197,791	\$ 257,281	\$ 331,516	\$ 405,486
End. Reserves Taxes, R&R, and Operating	\$ 197,791	\$ 257,281	\$ 331,516	\$ 405,486	\$ 478,751



# 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 2021/2022 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 which also uses prior year carryover funding. Average \$78,500 per year FY 2023-FY 2027
- Can sustain operations at this level through FY 2027



# CRA Fund

## Operations Division

### Proforma

	<b>Proposed FY 2023</b>	<b>Proforma FY 2024</b>	<b>Proforma FY 2025</b>	<b>Proforma FY 2026</b>	<b>Proforma FY 2027</b>
<b>TOTAL REVENUES</b>	\$ 136,075	\$ 140,150	\$ 144,235	\$ 148,335	\$ 140,575
<b>TOTAL EXPENDITURES</b>	\$ 326,500	\$ 111,000	\$ 94,000	\$ 112,000	\$ 94,000
Beg. Operating Reserve	\$ 251,412	\$ 60,987	\$ 90,137	\$ 140,372	\$ 176,707
End. Operating Reserve	\$ 60,987	\$ 90,137	\$ 140,372	\$ 176,707	\$ 223,282

