



CITY OF
ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE CITY COMMISSION
City Commission Meeting
MONDAY, APRIL 27, 2026 - 5:00 PM
ALCAZAR ROOM

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Moment of Silence and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

3.A. Presentation of the 2026 City Commission Citizenship Awards to:

- Greta Millard St. Augustine High School
- Amelia Drysdale St. Augustine High School

3.B. **Proclamation 2026-15:** Proclaims April 2026 as the Month of the Military Child (*C. Garris, City Commissioner*)

3.C. **Certificate of Recognition 2026-03:** Recognize and honor Ms. Inez J. McDonald for her remarkable generosity, enduring service, and profound love for this community, and extend to her our deepest gratitude and admiration. (*N. Sikes-Kline, Mayor*)

3.D. Poetry Month Poetry Reading, Dr. Ann Browning Masters, City of St. Augustine Poet Laureate (*M. Wissel, Communications Director*)

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

7.A. General Public Presentations

7.B. Items of Great Public Importance

7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

10. STAFF REPORTS AND PRESENTATIONS

10.A. Annual Comprehensive Financial Report for Fiscal Year 2025 (*M. Burns, Financial Services Director*)

10.B. Dining with Dignity Pavilion Operations and Phase II Update (*J. Perkins, Community Services Director*)

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

12.A. Reminder: Open Positions on Boards and Committees (*D. Galambos, City Clerk*)

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." ***In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA -

- CA.1** Preview of upcoming Commission meetings.
- CA.2** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON DATE: NONE**
- CA.3** **Reminder of Upcoming Meetings:**
- May 8, 2026, 9:00AM, Special City Commission Meeting Workshop
 - May 11, 2026, 3:30PM, Special City Commission Meeting Strategic Plan and CIP
 - May 11, 2026, 5:00PM, Regular City Commission Meeting
- CA.4** **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- March 9, 2026, 5:00PM, Regular City Commission Meeting
- CA.5** **RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6** **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.**
- CA.7** **NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8** License for Use of City Right-of-Way: E. San Carlos Avenue (*I. Lopez, City Attorney*)
- CA.9** Authorizes execution of the annual Nights of Lights operating agreements between the City of St. Augustine and Old Town Trolley Tours. (*C. Sakryd, General Services Director*)
- CA.10** Quarterly Report: 2nd Quarter FY 2025-2026 (*I. Lopez, City Attorney*)

END CONSENT AGENDA

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: April 27, 2026

RE: 2026 City Commission Citizenship Awards

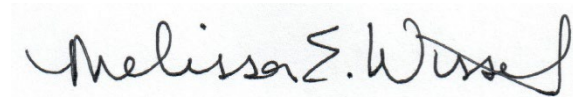
The students listed below will be awarded the 2026 City Commission Citizenship Awards. Each student will receive a certificate, a lapel pin, and a stipend check for \$500.00. Both students reside within the City of St. Augustine.

Greta Millard – Grade 12
St. Augustine High School

Amelia Drysdale – Grade 12
St. Augustine High School

These award winners were submitted by St. Johns County School District according to the rules set forth in Resolution 2024-42. Please place the award ceremony on April 27, 2026, Regular City Commission Meeting during the Special Presentations, Recognitions, and Proclamations section.

Respectfully,



Melissa Wissel
Communications Director



Greta Millard

Greta is enthusiastically involved in several organizations, including the National Honor Society, Interact Club, Link Crew, and the Psychology Club. In Addition, Greta demonstrates exceptional leadership as the captain of the girl's lacrosse team, where she leads by example, promotes teamwork, and encourages a positive and inclusive team culture. Outside her school community, she serves as a Youth Elder at Memorial Presbyterian Church and has completed 277 volunteer hours throughout the St. Augustine community with a variety of local organizations. Greta has shown dedication, responsibility, incredible time management, and leadership; creating an impact throughout her school and community.

After graduation, she will be attending Embry-Riddle Aeronautical University to Study Aerospace Engineering and Spanish

Amelia Drysdale

Amelia is an active member of the National Honors Society, founded the school's Gardening Club, and plays on the varsity softball team. Demonstrating an exceptional dedication to service, Amelia has accumulated over 219 volunteer hours participating in the MCK neighborhood cleanup, local food drives, and other service-based programs showing her commitment to her community. In addition to her meaningful contributions, Amelia also participates in Marine Corps training, which speaks to her discipline, resilience, and willingness to challenge herself. Amelia is described as a leader, reliable, determined, carries herself with integrity and makes a positive difference wherever she goes.

Amelia hopes to pursue a career in technology and security systems with the U.S. Coast Guard Academy or attend a Florida State College.

Certificate of Recognition

This certificate is proudly awarded on April 27, 2026 to

Greta Millard

This Citizenship Award is presented to a graduating high school senior in the St. Johns County School District who has been recognized for Character Counts! and/or for demonstrating interest and volunteerism in programs, events, or non-profit organizations in the City of St. Augustine.



CITY OF
ST AUGUSTINE[™]
EST. 1565

BARBARA BLONDER
Vice-Mayor

NANCY SIKES-KLINE
Mayor

CYNTHIA GARRIS
Commissioner

JIM SPRINGFIELD
Commissioner

JON DEPRETER
Commissioner

Certificate of Recognition

This certificate is proudly awarded on April 27, 2026 to

Amelia Drysdale

This Citizenship Award is presented to a graduating high school senior in the St. Johns County School District who has been recognized for Character Counts! and/or for demonstrating interest and volunteerism in programs, events, or non-profit organizations in the City of St. Augustine.



CITY OF
ST AUGUSTINE[™]
EST. 1565

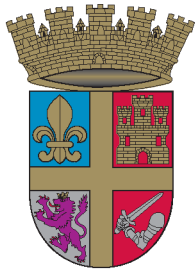
BARBARA BLONDER
Vice-Mayor

NANCY SIKES-KLINE
Mayor

CYNTHIA GARRIS
Commissioner

JIM SPRINGFIELD
Commissioner

JON DEPRETER
Commissioner



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

***WHEREAS**, the Department of Defense has consistently acknowledged the vital role of military children and youth; and*

***WHEREAS**, these resilient young individuals demonstrate unwavering commitment, adaptability, and courage in the face of unique challenges; and*

***WHEREAS**, military children contribute significantly to the strength and resilience of our military families and communities; and*

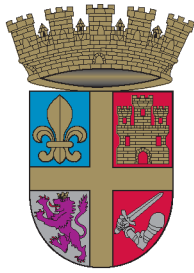
***WHEREAS**, their sacrifices often go unnoticed, yet they play an essential role in supporting the Army's mission; and*

***WHEREAS**, the Month of the Military Child provides an opportunity to celebrate their achievements, honor their past, cherish the present, and shape a brighter future.*

***NOW, THEREFORE**, the City Commission of the City of St. Augustine does hereby proclaim the month of **April 2026**, as the **Month of the Military Child** in St. Augustine; and encourages citizens to recognize and appreciate the contributions of military children and youth, and we commit to providing them with quality care and positive youth development, and to observe the month with appropriate programs, ceremonies, and activities.*

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 27th day of April in the year of our Lord two thousand and twenty-six and the four hundred sixtieth year of the founding of St. Augustine, the Nation's Oldest City.*

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

❧ CERTIFICATE OF RECOGNITION *❧*

WHEREAS, Ms. Inez J. McDonald, now 101 years old, has demonstrated extraordinary generosity, compassion, and civic spirit in support of the City of St. Augustine and surrounding communities; and

WHEREAS, since making St. Augustine her home 37 years ago, Ms. McDonald has embraced this community with deep affection and a steadfast commitment to improving the lives of others; and

WHEREAS, Ms. McDonald began her significant charitable giving in 2008 with Habitat for Humanity, and in 2009 established matching gifts of \$10,000 to encourage additional community support for Habitat for Humanity and St. Francis House; and

WHEREAS, since 2020, Ms. McDonald has annually donated \$100,000 to important local “projects,” reflecting her belief in addressing a wide range of community needs; and

WHEREAS, her generosity has supported the restoration of the Tiffany stained-glass windows at the Lightner Museum, the renovation of the kitchen where Meals on Wheels are prepared at the Council on Aging; Habitat for Humanity; the West Augustine Historical Community Health and Wellness Center; Limelight Theatre; and youth scholarships and the instruction room at the St. Augustine Yacht Club Sailing Center; and

WHEREAS, in addition to her financial generosity, Ms. McDonald has given of her time and talent by knitting shawls with the Creative Crafters for donation through Anastasia Catholic Church to comfort those who are grieving; and

WHEREAS, Ms. McDonald’s philanthropy has enriched the arts, strengthened social services, expanded housing opportunities, supported health and wellness, encouraged youth development, and uplifted the quality of life throughout St. Augustine.

NOW, THEREFORE, the City of St. Augustine, Florida, on behalf of the City Commission and the citizens of St. Augustine, do hereby recognize and honor **Ms. Inez J. McDonald** for her remarkable generosity, enduring service, and profound love for this community, and extend to her our deepest gratitude and admiration.

IN WITNESS WHEREOF I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 27th day of April in the year of our Lord two thousand and twenty-six, in the four hundred and sixtieth year of the founding of St. Augustine, the Nation's Oldest City.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: April 15, 2026

RE: Agenda Item – Annual Comprehensive Financial Report for Fiscal Year 2025


Please place the City's FY 2025 Annual Comprehensive Report (ACFR) on the April 27,, 2026 Regular Agenda under Staff Presentations. The ACFR was reviewed and approved by the Audit Committee at their April 8th, 2026, meeting.

As a reminder, the audit committee consists of the Mayor, two members of the public with financial industry or accounting professional backgrounds and a member of City staff.

Additionally, the ACFR is posted on the City's website and has been submitted to the Government Finance Officers Association for the Certificate of Excellence.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Melissa Burns, CGFO
Director, Financial Services



CITY OF
ST AUGUSTINE
EST. 1565



Fiscal Year Ended September 30, 2025
ANNUAL COMPREHENSIVE FINANCIAL REPORT
St. Augustine, Florida

CITY OF ST. AUGUSTINE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

Prepared by:
Finance Department

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

TABLE OF CONTENTS

Page

INTRODUCTORY SECTION

Transmittal Letter.....i
List of Principal Officials.....xiv
Organizational Chart.....xv
Certificate of Achievement for Excellence in Financial Reporting.....xvi

FINANCIAL SECTION

Independent Auditor's Report1
Management's Discussion and Analysis.....4

Basic Financial Statements

Government-Wide Financial Statements

Statement of Net Position16
Statement of Activities.....17

Fund Financial Statements

Balance Sheet – Governmental Funds.....18

Reconciliation of the Balance Sheet of Governmental Funds to the
Statement of Net Position19

Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds20

Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities21

Statement of Net Position – Proprietary Funds22

Statement of Revenues, Expenses and Changes in Fund Net Position –
Proprietary Funds23

Statement of Cash Flows – Proprietary Funds24

Statement of Fiduciary Net Position – Fiduciary Funds25

Statement of Changes in Fiduciary Net Position – Fiduciary Funds.....26

Notes to the Financial Statements27

Required Supplementary Information:

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and
Actual – General Fund59

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and
Actual – Community Redevelopment Agency Fund.....61

Schedule of Changes in Net Pension Liability and Related Ratios:
General Employees' Pension Plan62

Firefighters' Pension Plan63

Police Officers' Pension Plan.....64

CITY OF ST. AUGUSTINE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

TABLE OF CONTENTS (Continued)

Page

FINANCIAL SECTION (Continued)

Required Supplementary Information (Continued):

Schedule of Contributions:

General Employees' Pension Plan	65
Firefighters' Pension Plan	66
Police Officers' Pension Plan.....	67
Schedule of Pension Investment Returns	68
Schedule of the City's Total OPEB Liability and Related Ratios	69

Supplementary Information:

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Debt Service Fund.....	70
Combining and Individual Nonmajor Fund Statements and Schedules	
Combining Statement of Fiduciary Net Position – Pension Trust Funds.....	71
Combining Statement of Changes in Fiduciary Net Position – Pension Trust Funds	72

STATISTICAL SECTION

Net Position by Component.....	73
Changes in Net Position.....	74
Fund Balances, Governmental Funds	76
Changes in Fund Balances, Governmental Funds.....	77
Assessed Value of Taxable Property	78
Property Tax Rates – Direct and Overlapping Governments	79
Principal Property Taxpayers	80
Property Tax Levies and Collections	81
Ratio of General Bonded Debt to Assessed Value and Net Bonded Debt per Capita	82
Ratio of Annual Debt Service Expenditures for General Bonded Debt to Total General Expenditures	83
Utility Revenue Bond Coverage	84
Ratios of Outstanding Debt by Type.....	85
Direct and Overlapping Governmental Activities Debt.....	86
Summary of Pledged Funds	87
Demographic and Economic Statistics	88
Principal Employers.....	89
Summary of Ten Largest Water Customers.....	90
Historical Utility Customers and Sales of the System	91
Water and Waste Water Treatment Plants.....	92
Water and Sewer Utilities Historical Rate Structures.....	93
Building Permit Activity.....	94

CITY OF ST. AUGUSTINE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

TABLE OF CONTENTS (Continued)

Page

STATISTICAL SECTION (CONTINUED)

Property Value, Construction and Bank Deposit.....	95
Miscellaneous Statistical Data.....	96
Full-Time Equivalent Government Employees by Function/Program	97
Operations Indicators by Function/Program	98
Capital Assets Statistics by Function.....	99

OTHER REPORTS

Schedule of Expenditures of Federal Awards and State Financial Assistance	100
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	101
Independent Auditor’s Report on Compliance for Each Major Federal Program and State Project and on Internal Control Over Compliance Required by the Uniform Guidance and Chapter 10.550, Rules of the Auditor General.....	103
Schedule of Findings and Questioned Costs	106
Schedule of Prior Year Findings	108
Independent Auditor's Management Letter.....	109
Independent Accountant's Report – Investment Compliance.....	111

THIS PAGE INTENTIONALLY LEFT BLANK

Introductory Section

THIS PAGE INTENTIONALLY LEFT BLANK



March 27, 2026

Honorable Mayor and Commissioners
City of St. Augustine, Florida

Mayor, Commissioners and Residents:

The Annual Comprehensive Financial Report of the City of St. Augustine, Florida, for the fiscal year ended September 30, 2025, is submitted herewith, pursuant to Florida Statutes Chapter 166.241 (4) and Chapter 10.550 of the Rules of the Auditor General of the State of Florida. This Annual Comprehensive Financial Report was prepared by the staff of the City's Financial Services Department; therefore, responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the City. The City believes the data, as presented, is accurate in all material aspects, and is presented in a manner designed to fairly set forth the financial position and results of activity of its various funds, and all disclosures necessary to enable the readers to gain maximum understanding of the City's financial activity have been included.

The City is responsible for establishing and maintaining internal controls to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition. The Financial Services Department ensures the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits. The evaluation of this relationship is the responsibility of City management. The City believes these controls adequately safeguard City assets and provide reasonable assurance for properly recording transactions.

The independent accounting firm Mauldin & Jenkins, whose report is included herein, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City are free of material misstatements. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by City management, and evaluating the overall financial statement presentation.

Based upon the audit, Mauldin & Jenkins concluded there is a reasonable basis for rendering an unmodified opinion that the City's financial statements are fairly presented in conformity with accounting principles generally accepted in the United States.

GOVERNMENT PROFILE

Often called the City of the Centuries because of its antiquity, St. Augustine was founded by Spain in 1565 and is the oldest continuously occupied settlement of European origin in what is now the United States. The City was founded 42 years before the arrival of British colonists in Jamestown, 55 years before the Pilgrims landed at Plymouth Rock, and was already two centuries old at the time of the American Revolution.

Flags that have flown over St. Augustine include Spanish, British, Confederate and American. For nearly two centuries (1565-1763), St. Augustine was a Spanish possession. This 200-year period is referred to as the First Spanish Period. Britain obtained possession of Florida and St. Augustine in 1763 and maintained it for 20 years (1763-1783). This period included the American Revolution and is known as the British Period. Spain regained possession of St. Augustine and the rest of Florida in 1784 and maintained it until Florida became a possession of the United States in 1821; this is known as the second Spanish Period.

With St. Augustine as the capital of East Florida, Florida maintained its territorial status until 1845 when it was admitted to the United States as the 27th state. St. Augustine was briefly under the Confederate Flag when Florida seceded from the Union in 1861, but the City was captured by Union forces early during the War Between the States and was occupied during most of the hostilities.

During its earliest years, St. Augustine was a collection of palm thatch huts, and these gave way to board-sided houses with thatched roofs in the 17th century. After the town was burned in 1702 during an attack by Carolinians, the populace erected temporary straw or thatch shelters until they could build with more permanent materials such as tabby, the colonial equivalent of modern concrete, or coquina, a native shell stone quarried on Anastasia Island across the Matanzas River.

Many of the City's colonial structures have been carefully preserved and restored, and there is a continuing program to restore and reconstruct other buildings on their original foundations. Historic sites, buildings, and St. Augustine's old-world charm are found throughout the colonial City. Several private and governmental groups have and continue to pursue active roles in the restoration, preservation, and interpretation of St. Augustine's history.

Today, the City of St. Augustine is a full-service municipality located within the boundaries of St. Johns County and was recently voted the South's Best Small Town by Southern Living magazine. The City derives its government authority from a charter granted by the legislature of the State of Florida. The City operates under a Commission Manager form of government. Five commission members, including the mayor, are elected at-large on a non-partisan basis. Four seats are staggered four-year terms, with the mayor's seat elected every two years. The City Commission appoints the City Manager, who directs the business of the City and its various departments. The City Commission determines policy, adopts legislation, approves the budget, sets taxes, and appoints the City Attorney, the City Clerk, and members of various boards and committees.

The City budget process runs from March through September with two public hearings. The budgets are prepared by each department and submitted to the budget committee. The budgets are balanced and approved by the legal governing body. The General Fund, Special Revenue Funds and all Proprietary Funds have legally adopted annual budgets. The legal level of budgetary control is at the fund level without the governing body's approval. Actual spending, however, can exceed the appropriated amount of the fund to the extent revenues exceed the fund's budget.

ECONOMIC CONDITIONS AND OUTLOOK

The City of St. Augustine is located within St. Johns County on the northeast coast of Florida. The City's limited economy is concentrated in tourism, although major employers provide some diversification and security. Flagler College, a four-year liberal arts college, the State Headquarters of the Florida National Guard, and the Florida State School for the Deaf and the Blind contribute significantly to a stable economy.

Founded by the Spanish 461 years ago, the rich history, authentic attractions, unique restaurants and diverse overnight accommodations of historic St. Augustine make the City one of the primary tourism hubs in St. Johns County. The City welcomes approximately 650,000 individuals at the downtown visitor center each year and provides visitors with roughly one million room nights. Tourism is responsible for approximately one third of the annual economic activity in St. Johns County, generating nearly \$3.8 billion in annual economic impact and more than 32,000 local jobs county-wide. In recent years, one of the primary focuses of tourism promotional efforts funded with Tourist Development Tax has been to promote the destination to high-spend, multi-night visitors to maximize the economic impact from tourism while minimizing the effects of tourism on infrastructure. City activities and events which receive Tourist Development Tax funding include programs such as the lighting and shuttles for Nights of Lights, the Fourth of July fireworks event, the downtown Visitor Information Center, and the Department of Transportation Circulator Shuttle.

As predicted, the City's ad valorem tax revenues increased in fiscal year 2025. The growth has been due to the increase in value of real estate as well as new construction and renovation activities. For 2025 the City's total taxable value increased to approximately \$3,291,997,367. This represents the total taxable value for the 2025 budget year, resulting in ad valorem revenue of approximately \$25,880,896.

CHALLENGES AND MAJOR INITIATIVES

OBJECTIVE 1: Infrastructure Planning and Construction

1. Continued West Augustine Sewer Expansion.
2. Continued City paving management program city-wide.
3. Inflow and Infiltration inspections and rehabilitation of the City sewer system.
4. Continued upgrades to Lift Stations and Force Mains.
5. Continued work on Lake Maria Sanchez Flood Mitigation Project.

OBJECTIVE 2: Mobility Planning and Construction

1. West Augustine Gateway Parking Garage (Broudy) Development.
2. Continued the downtown circulator program (STAR Circulator) with FDOT grant and TDC.
3. Continued design for King Street Complete Street.
4. Continued design for SMART St. Augustine.
5. Continued satellite parking operations, partially funded by the TDC and events.

OBJECTIVE 3: Zoning and Building Code

1. Continued management of Short-Term Rentals (STR) including registrations and enforcement.
2. Continued to update the land development code based on the updated Comprehensive Plan.
3. Continued working with consultants (WSP) to draft a Resilient Shoreline Ordinance and update Chapter 11 Conservation Overlay Zone section of the city's land development code.
4. Continued updates to land development code language related to limits of fill and building techniques for flood prevention.
5. Conversation regarding Historic Preservation in National Register District neighborhoods. Adopted code changes related to partial demolition and continue to move forward to update the Architectural Guidelines for Historic Preservation (AGHP).
6. Continued improvements to customer service. Using City Works software with data, online permit portal, and online inspection request system, which includes online payments and the addition of permits and application types to the system.

OBJECTIVE 4: Resiliency

1. Maintained Class 5 rating in the National Flood Insurance Program Community Rating System
2. Continued the Back Bay Coastal Storm Risk Management Study with the United States Army Corps of Engineers.
3. Continued an update to the City's previous Vulnerability Assessment.
4. Continued to work with the Flood Mitigation Assistance Program offered through FEMA so that property owners can apply through the City to elevate their flood prone structure(s) to reduce their flood risk.
5. Development of Inlet Drive Shoreline Stabilization.
6. Improvements/maintenance of culverts and ditches.

OBJECTIVE 5: Sustainability

1. Maintained and promoted the Tree Canopy Enhancement Program to provide free trees to residents to expand and sustain the City's urban forest.
2. Continued residential composting program.
3. Completed sustainability workshop with information about sustainability within the City, water conservation from SJRWMD, and composting basics during Earth Month.
4. Collection events that allow city residents to drop off documents for shredding, used electronics, and cooking oil.
5. Continued purchases of conservation land.

OBJECTIVE 6: Arts, Education and Community

1. Co-sponsored the fourth annual Fort Mose Jazz Festival with SJC Cultural Events, Inc.
2. Co-sponsored the fourth annual St. Augustine History Festival.
3. Continued public awareness campaigns including Archaeology month, Historic Preservation month, Environmental Awareness week, Public Works Week, and Hurricane Preparedness.
4. Continued improvements to Eddie Vickers Park.
5. Continued support of our sister cities.

OBJECTIVE 7: Enhance our Community Partnerships to Affect Change in Affordable Housing and Homelessness

1. Continued contractual relationship with St. Francis House for standby bed capacity to enforce the no camping ordinance.
2. Continued support for the Family Reunification Program.
3. Continued support for Home Again St. Johns.
4. Dedicated full-time Homeless Outreach employees to focus on homeless community issues.
5. Phase 1 of the Community Drop-In Center is operational for Dining with Dignity.

OBJECTIVE 8: Proactive Planning to Preserve our Downtown Character

1. Nightlife Liaison & Permit Tech position within the Police Department is working in the community.
2. Continue review of projects for consistency with the Architectural Guidelines for Historic Preservation and the Entry Corridor Design Standards.

OBJECTIVE 9: Event, Planning and Management

1. Concerts in the Plaza.
2. Nights of Lights.
3. Fourth of July Fireworks.
4. Fort Mose Jazz Festival.
5. Commitment to improve nightlife by increasing City presence, increasing solid waste receptacles, keeping restrooms open later, completing a lighting study, reviewing the franchise and driver for hire ordinances and reviewing the noise ordinance.
6. Oversight and permitting of dozens of private festivals, concerts and events that support the tourism industry.

OBJECTIVE 10: Historic Preservation and Archaeology

1. Continued design of the new Middleton House Archaeology Center.
2. Comprehensive planning projects continue to be updated, including the Architectural Guidelines for Historic Preservation (AGHP), three National Register Historic Districts, and a National Historic Landmark area.
3. Co-sponsored the fourth annual History Festival.

Strategic Planning

The City continues integrating its strategic planning initiative at every organizational level to guide and implement planning and resource allocation that is engrained in community engagement, broad transparency, and measured results. The Commission developed a strategic action plan that reflected the community's priorities to be incorporated into the City's budget process and business plan. The strategic plan is updated annually.

Fiscal Management

The City continues to conduct financial and internal control reviews and update policies to modernize business and accounting practices. The City's current bond ratings are favorable, and the City's current S&P ratings range from AA to A+. The City's Moody's rating is Aa2 for its Capital Improvement and Revenue Bonds. Fitch ratings currently ranks the City's bonds as A+. These excellent credit ratings have been achieved by a hard-fought, long-term commitment to fiscal prudence, refinancing in low-interest rate environments, and sound planning. This was made possible by a commitment from elected officials, management, and all departments.

Police Department

The Communications Center merged with the St. Johns County Sheriff's Office E911 Emergency Communications Center in December of 2021. The E911 center is the central nervous system for law enforcement, fire, and medical emergency communications. This building is constructed at a Category-5 Structural Rating, with clean and redundant power systems, among other critical infrastructure and will ensure the ultimate safety of all personnel inside during critical incidents.

Fire Department

The City of St Augustine Fire Department responded to over 4,700 calls for service. Land was purchased for the replacement Island Fire Station. The existing island station was built in 1959 and has reached its end of life. The department is now working on the design and pre-construction items for the new Island Fire Station. In the future, consideration should be given to exploring the feasibility of an expansion to a third station in the north part of the city in the next five years

<u>Year</u>	<u>Calls</u>	<u>Building Fires</u>	<u>Total Fires</u>
FY 22/23	5,025	60	123
FY 23/24	4,583	99	189
FY 24/25	4,703	167	241

Communications

The Communications Department aims to serve as the City of St. Augustine's most trusted source of information, keeping the public informed about events, programs, initiatives, and all city-related matters. Its mission is to deliver timely, relevant, and reliable information while fostering public engagement and participation.

To achieve this, the department utilizes a variety of communication channels, include the city's website, press releases, social media, television, radio, electronic newsletters, and print media. The department also supports the communication efforts of the Municipal Marina, Fire Department, Police Department, Archaeology Program and St. Augustine WeatherSTEM.

Social media outreach spans Facebook, Twitter, Instagram and Nexdoor incorporates boosted posts, videos, surveys, podcasts, and graphics. Event information is also shared through Facebook events and, when appropriate on Nextdoor

The electronic newsletter, *News & Notes*, is distributed every Friday morning to approximately 3,000 subscribers. It features news updates, meeting notices, links to the City's podcast, outreach campaign highlights, and more. Additionally, *The Break Room*, a 15-minute radio segment on Flagler College Radio, airs four times a week and features interviews with key staff members on current topics. This program is also available as a podcast across multiple platforms.

The City's website (www.CityStAug.com) serves as a centralized, reliable source of information for residents, businesses, and visitors. It provides access to city news and announcements, department information, meeting agendas and minutes, public services (such as bill pay and permit applications), and community resources. The site supports transparency and civic engagement by keeping residents informed about local government activities, projects, and events while also offering convenient access to essential services and communication tools such as subscriber updates for posted meeting agendas, calendar events, and press releases.

General Services

The Purchasing Division continued efforts to modernize and enhance the City's procurement operations during fiscal year 2025 with the implementation of the OpenGov e-Procurement Platform. Staff developed standardized solicitation and contract action templates within the system to improve efficiency, consistency, and compliance across departments. The Division also established internal subject matter expertise to provide training and guidance to City departments.

Fleet Operations experienced increased service demand during fiscal year 2025, with repair orders for City vehicles increasing by approximately 20 percent. The Division continued to focus on preventative maintenance and timely repairs to ensure the reliability, safety, and availability of the City's fleet in support of municipal operations.

The Facilities Division utilized available grant funding to complete several critical facility and historic preservation projects during fiscal year 2025. Improvements included replacement of flooring at the Visitor Information Center, roof replacement at the Peña-Peck House, replacement of approximately 330 windows at City Hall and the Lightner Museum, waterproofing improvements at City Hall, and exterior painting of the Peña-Peck House. These projects enhanced building integrity, preserved historically significant assets, and extended the useful life of City facilities. In addition, the City completed the creation and installation of Conner Park, providing an additional recreational amenity for residents and visitors.

The Municipal Marina continued to benefit from sustained boating activity, posting record-setting dockage revenues totaling \$1,105,204 during fiscal year 2025. The City also utilized grant funding to initiate repairs and mitigation efforts related to damage sustained during Hurricane Milton, ensuring the continued operation, safety, and resiliency of marina facilities.

OTHER CITY PROJECTS

Utility Capital Improvements

Lift station maintenance continues to be a high priority. Performing point repairs as well as slip-lining aging sewers to significantly extend the system's lifespan.

Improvements to the City's water and wastewater infrastructure and completing stormwater and flood projects remain top priorities in the City's Strategic Plan and Capital Improvement Plan. These system improvements increase reliability, resiliency, and customer service. At the end of the fiscal year, several of the larger projects were nearing completion and will likely be completed prior to the end of the calendar year.

The City continues to manage smaller projects that help improve the maintenance and operability of the system. Projects include hydrant maintenance and flushing, valve assessment and exercising, and unidirectional flushing. These projects will enhance the system's reliability and keep it flushed thus reducing occurrences of sediment or discoloration in the distribution system.

Significant efforts continue to reduce the amount of inflow and infiltration into the sanitary sewer system. Sewer cleaning, inspection, sewer and manhole lining, and general sewer maintenance continue to be a high priority as well as upgrading the sewer pumping stations (lift stations).

Stormwater

The stormwater system remains at the forefront of major infrastructure issues for the City. Since 2017, the City has successfully leveraged state and federal dollars to complete several flood mitigation and stormwater related projects reported on previously. In fiscal year 2020, the City was awarded a grant from the Florida Department of Environmental Protection through its Florida Resilient Coastlines Program to install 10 additional tide check valves, bringing the total number of installed tide check valves Citywide to 43. The remaining 60+ stormwater outfalls will be prioritized for retrofitting as part of the Stormwater Outfall Resiliency Retrofit Master Plan.

The City still has federal funding available from FEMA through its Hazard Mitigation Grant Program (HMGP) for the South Whitney West King Street Flood Mitigation and Drainage Improvements. Phase 1 design for South Whitney and West King Street is complete. FEMA has approved this project for Phase 2 (construction) and has allocated 75% of the estimated construction cost for the federal share, where the City would be responsible for the remaining construction costs.

The design for the Lake Maria Sanchez project is still underway; however, the project is behind schedule due to private property easements required to finish the permitting and design. The City is working through the issues and expects to resolve them in FY2026. The City received State Legislative Appropriation funds for the project for design and construction costs. Additionally, for construction, the City has received federal funding (American Rescue Plan) through FDEP's Resilient Florida program to help with the anticipated construction costs for the project.

The City also continues to work on the Avenida Menendez Flood Barrier project. This project will rehabilitate and reinforce the existing seawall to support the final section of seawall that needs to be elevated to match the existing north and south portions of the recently completed Bayfront Park project and the newer completed section of the Avenida Menendez Seawall. Phase 1 design for the project has been completed.

The City also continues to work on other projects that received funding through FDEP's Resilient Florida Program. These include Court Theophilia Neighborhood Drainage and the Inlet Drive Shoreline Resiliency Program.

The City had an official signing ceremony in FY 22 to start the Back Bay Coastal Storm Risk Management Study in partnership with the United States Army Corps of Engineers (USACE). The study is a comprehensive evaluation of a variety of flood risks and will identify strategies to mitigate those risks. The strategies identified in the study will be eligible for future cost share with the USACE to implement. Due to the comprehensive nature of the study (the entire City limits is being evaluated), it will take approximately 6 years to complete. The total study cost is a little over \$7,000,000, of which the City used ARPA funds of \$1,500,000 for its share. The USACE will cover the remaining costs. The study is expected to be completed in 2028.

Planning and Building

	<u>Building Permits Issued</u>	<u>Total Valuation</u>
FY 22/23	1,835	\$ 158,694,943
FY 23/24	1,643	\$ 56,510,000
FY 24/25	1,628	\$ 60,261,000

ECONOMIC DEVELOPMENT

Riberia Street

A new AC Marriott Hotel is open for business on Riberia Street. This is the first construction development in the southern part of the old San Sebastian project area on the San Sebastian River, adjacent to Riberia Street and Sebastian Inland Harbor Drive.

Another hotel and resort with a parking garage along the San Sebastian River is working its way through permitting. Utility work along Sebastian Inland Harbor Drive related to this project is under construction. Marina offices related to the existing marina facility at this location are also in under the permitting process.

Further south on Riberia Street a major redevelopment project for an existing boat facility at 400 Riberia Street is under review for permitting. A Planned Unit Development (PUD) has already been adopted for this project.

24 Cathedral Place

This project is a large project including the rehabilitation and conversion of the old Atlantic Bank building at 24 Cathedral Place to an upscale hotel, and the redevelopment of the parking area between Charlotte and Treasury Streets to hotel rooms with an internal parking garage. The approximate 120-room hotel will also include accessory uses and the continued use of an event venue on-site.

King Street

The city created and passed a new Mobility Oriented land use category for the comprehensive plan and a compatible zoning district. These relate to the potential mobility-oriented development of the “Broudy” property at the corner of West King Street and Ponce de Leon Boulevard, designed to include a peripheral parking facility as outlined in the City’s Mobility Plan.

A development Agreement was approved related to the construction of a joint use parking garage on this property. The property owners are moving forward with design, permitting and construction. Construction is anticipated to begin Summer/Fall 2026

Plantation Island Drive North

This commercial corridor on Anastasia Island is anticipated to develop with mixed office, retail services, and other services. A banking facility location and a full-service restaurant are open and other commercial including a retail jewelry store and another restaurant are anticipated along this road. The jewelry store is currently under construction.

Plantation Island Drive South

This commercial corridor on Anastasia Island continues to develop with mixed office space and retail services such as a pharmacy, banking, medical offices, and a carwash.

Another restaurant is currently under construction on the south side of SR 312 east of this area toward St. Augustine Beach.

San Sebastian View development

On the north and west sides of San Sebastian View it is anticipated that a mix of commercial uses will start construction. A commercial dog park and small restaurant are currently going through the permitting process.

Other commercial developments have also recently been approved by the Planning and Zoning Board (PZB) but are still awaiting permitting.

The status of the third phase of the Landing Apartment complex on the north side of San Sebastian View is unknown at this time.

Madeira

Madeira is a fully entitled 750-unit residential development with companion commercial development and a future 10-acre public park along the east side of U.S. 1 North. This project is currently under construction and developers continue to move forward to plat phases and construct the approved infrastructure. Close to 400 homes have been permitted and completed with additional units currently under construction.

Plans for commercial development toward the front of the property along US 1 North are beginning to move forward. The division of this property into commercial parcels has been discussed and some tree removal has been reviewed by the PZB. It is anticipated that development applications may be submitted in the near future.

Transportation and Mobility Planning

One of the City's top strategic planning priorities is to address transportation initiatives that improve mobility and pedestrian connectivity. The City's commitment is evident by the long-term trend of increased expenditure on transportation projects and programs, and its effort to update the parking code and implement the Smart Cities initiatives.

Mobility Planning

The city is home to 15,000 residents, and it hosts millions of visitors each year. The success of tourism has created a challenge for the transportation and parking systems. The number one strategic initiative resulting from the "Visioning 2014 and Beyond" study, is to improve mobility and connectivity. To ease congestion and parking stress, the city has embarked on a phased master plan which includes the completion of a Mobility Framework in 2016, a pedestrian and bicycle safety assessment in 2017, a parking study in 2017, and a street network analysis in 2018.

This City has completed a Complete Street Master Plan for King Street and a statutorily compliant mobility plan that is incorporated in the City's Comprehensive Plan Update. The adoption of the mobility plan in the Comprehensive Plan provides long range guiding principles for the development of the City's mobility initiatives. With the adoption of the mobility plan the city began the steps necessary to implement a mobility fee.

The mobility fee ordinance was adopted in 2024, and the city now collects a fee on all applicable projects.

Recognizing the unique challenges of the downtown area, the city has implemented targeted strategies to reduce congestion in the Historic District. This includes enhanced wayfinding to parking facilities, coordination of special event traffic, and efforts to minimize cut-through traffic on residential streets.

In 2025, the city executed an agreement with a private partner to construct Gateway Parking Garage, a 700+ vehicle parking garage to be located at the intersection of West King Street and Ponce de Leon Blvd. This project is scheduled to be completed in 2028. The implementation of the city's second public parking garage will help to improve mobility and alleviate traffic congestion in the historic district.

Smart Parking and Freight Loading Zone Management Study

St. Augustine has advanced smart parking initiatives, including improved signage directing visitors to the Historic Downtown Parking Facility and satellite parking locations. Seasonal and event-based shuttle services help reduce congestion and improve circulation.

Maintaining commerce in a congested, historic City presents challenges in keeping businesses and restaurants well provisioned with goods and supplies. Handling and managing the number of deliveries is a challenge.

In 2015, a Truck Parking Management Plan was prepared by the North Florida Transportation Planning Organization, and the city is continuing to implement its recommendations. Initiatives include modifications to City parking lots, such as the Tolomato Lot, to construct additional freight delivery parking.

All Loading zones throughout the city have been inventoried and are being improved as budget and time allows. Truck routes have been developed and are being improved. The city has selected parking vendors and launched a smart parking system for the City's on-street and off-street parking lots. New services have been deployed such as a mobile pay application to pay for parking and a new parking management platform that creates a real-time parking enforcement environment and allows for parking citations to be paid online. The city has overhauled the garage's access management system and integrated it into the on-street and off-street parking system to create a fully integrated parking system. The city completed a digital permit system that can be managed via the newly deployed parking management system.

The smart parking initiative has been well received by FDOT and as a result the state submitted for a federal RAISE grant which they were awarded, changing the project budget from \$7.5 million, to \$15,391,882. There is zero cost by the city as the grant is composed of state and federal dollars only.

The mobility division continues to move forward with the implementation of dynamic signage, another effort for the city to transition into a smart city model. The signage will allow for parking and traffic updates as far as the interstate, guiding drivers entering the city toward free satellite shuttle locations, reducing congestion in the downtown historic district.

Additionally, the smart parking plan consists of pay station upgrades. The parking division will replace 43 parking pay stations in the downtown area. The new touchscreen kiosks, provided by the City of St. Augustine's vendor, Arrive, will take only credit card payments, and should prove to be more user-friendly. The cost of this project is estimated to be \$330,000.

MANAGEMENT DISCUSSION AND ANALYSIS

The Financial Section of this Annual Comprehensive Financial Report includes Management Discussion and Analysis. This section provides a broad overview and analysis of the City's activities and should be used in conjunction with the Letter of Transmittal.

Reporting Achievement

To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City believes that its current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements and is submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGEMENTS

The presentation of this report was accomplished with the efficient and dedicated service of the City of St. Augustine's Financial Services Department, and the CPA firm of Mauldin & Jenkins.

The City would like to express its sincere appreciation to all members of the department and management who assisted and contributed to its preparation. It would also like to thank the Mayor and the members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

A handwritten signature in blue ink that reads "David Birchim". The signature is written in a cursive style with a large initial "D".

David Birchim, AICP
City Manager

A handwritten signature in blue ink that reads "Meredith Breidenstein". The signature is written in a cursive style with a large initial "M".

Meredith Breidenstein, CPA
Assistant City Manager

A handwritten signature in blue ink that reads "Melissa Burns". The signature is written in a cursive style with a large initial "M".

Melissa Burns, CGFO
Finance Director

CITY OF ST. AUGUSTINE, FLORIDA

**LIST OF PRINCIPAL OFFICIALS
SEPTEMBER 30, 2025**

CITY COMMISSION

Mayor-Commissioner Nancy Sikes-Kline
Vice Mayor-Commissioner Barbara Blonder
Commissioner Jon DePreter
Commissioner Cynthia Garris
Commissioner James Springfield

CITY STAFF

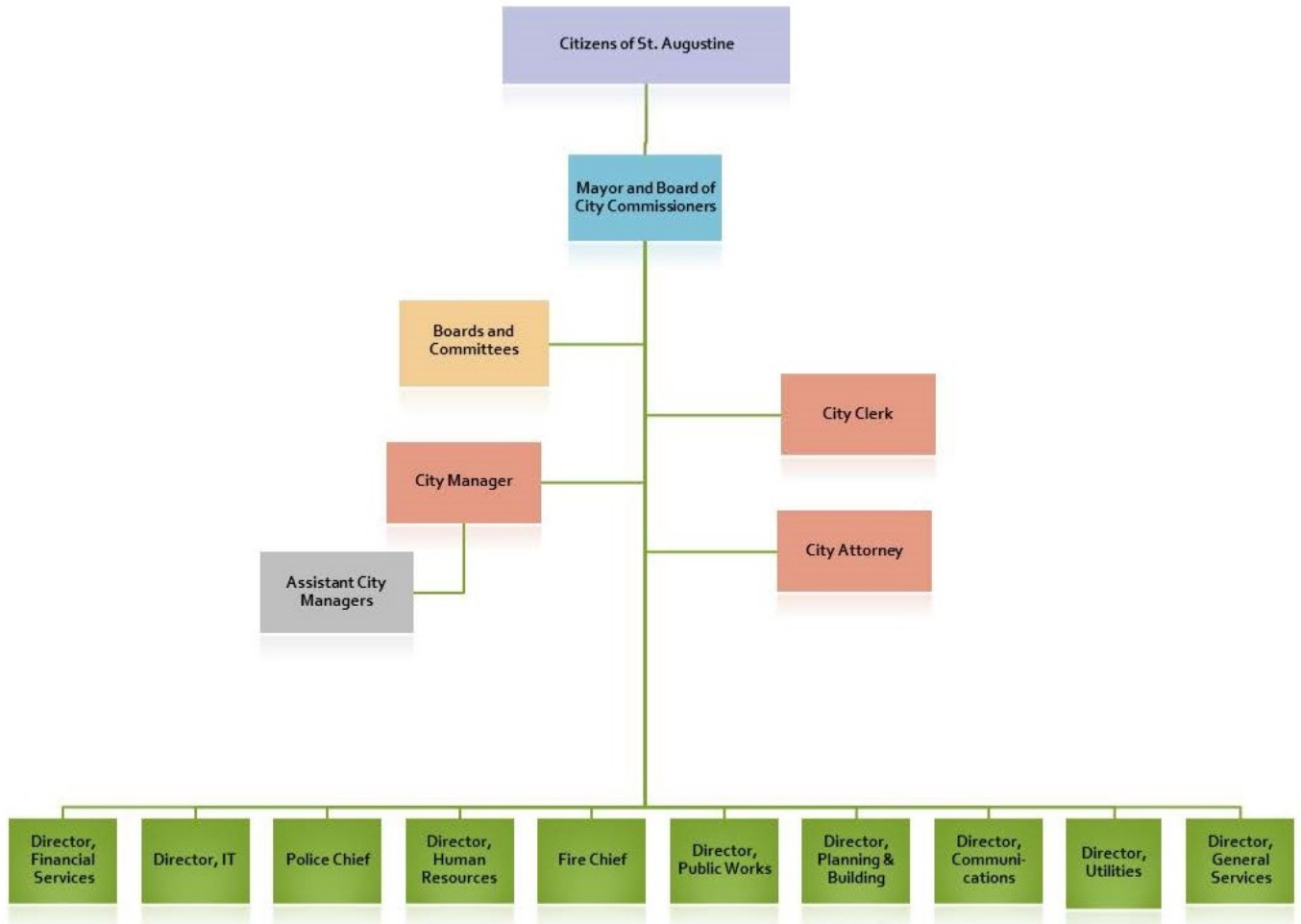
City Manager David Birchim
City Attorney Isabelle Lopez
City Clerk Darlene Galambos
Assistant City Manager Meredith Breidenstein
Assistant City Manager Reuben Franklin
Director, Financial Services Melissa Burns
Police Chief Jennifer Michaux
Fire Chief Carlos Aviles
Director, General Services Corey Sakryd
Director, Human Resources Donna Hayes
Director, Planning & Building Amy Skinner
Director, Communications Melissa Wissel
Director, Utilities & Public Works Stephen Slaughter
Director, IT Brandon Miller

CITY BOARDS AND COMMITTEES

Audit Committee
Civil Service Board
Code Enforcement, Adjustments & Appeals Board
Firefighters' Retirement Board of Trustees
General Employees' Retirement Board
Historic Architectural Review Board (HARB)
Lincolville Community Redevelopment Area Steering Committee
Planning & Zoning Board (PZB)
Police Officers' Retirement Board
Street Tree Advisory Committee (STAC)

CITY OF ST. AUGUSTINE, FLORIDA

ORGANIZATIONAL CHART
SEPTEMBER 30, 2025





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of St. Augustine
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

Financial Section

THIS PAGE INTENTIONALLY LEFT BLANK



Independent Auditor's Report

**Honorable Mayor and Members of
the City Commission,
City of St. Augustine, Florida**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Augustine, Florida (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of St. Augustine, Florida and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 15, schedules of net pension liability and related ratios, schedules of contributions, schedule of pension investment returns, and schedule of the City's total OPEB liability and related ratios on pages 62 through 69 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund statements and schedules and the schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and Chapter 10.550, Rules of the Auditor General of the State of Florida, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund statements and schedules and the schedule of expenditures of federal awards and state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Bradenton, Florida
March 27, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025

The City of St. Augustine's Management Discussion and Analysis (MD&A) is designed to provide an objective and easy to read analysis of the City of St. Augustine's (the "City") financial activities based on currently known facts, decisions and conditions. It is intended to provide a broad overview and short-term and long-term analysis of the City's activities based on information presented in the financial statements. Specifically, this information is designed to assist the reader in focusing on significant financial issues, provide an overview of the City's financial activity, identify changes in the City's financial position, distinguish material deviations from the approved budget, and recognize any individual fund concerns.

The information contained within this MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, and is only a component of the entire financial statement report. We encourage readers to consider the information in this discussion in conjunction with additional information in our transmittal letter beginning on page one in front of this report, and the City's audited financial statements.

HIGHLIGHTS

Financial Highlights

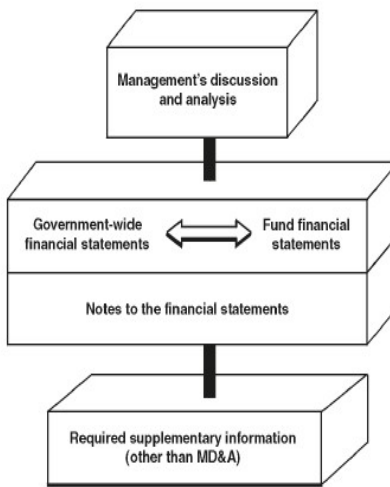
- The City's total assets and deferred outflow of resources exceeded its total liabilities and deferred inflow of resources on September 30, 2025, by \$269,650,837. Of this, \$61,219,391 can be used to meet the government's ongoing obligations to citizens and creditors. The City's net position increased during the fiscal year by \$38,199,543 (17%).
- Governmental net position increased by \$19,081,094 for the current fiscal year and increased governmental unrestricted net position to \$22,623,208 of total net position. The General Fund is the largest of the governmental funds. Revenues in the General Fund came in higher than expected due to higher than budgeted permit fees, franchise fees and investment income. Expenditures for the General Fund came in less than expected due to delays in some capital spending because of supply chain issues and grant funded projects that are just beginning to get underway.
- Business-type net position increased by \$19,118,449 for the current fiscal year and business-type unrestricted net position were equal to \$38,596,183 of total net position.
- The governmental activities program revenues increased by \$4,493,873 compared to fiscal year 2024 due to an increase in charges for services and grant revenues. The current year's activities produced an increase in net position of \$19,081,094 compared to the previous year's increase of \$11,758,650.
- The business-type activities program revenue decreased by \$3,186,309 compared to fiscal year 2024. Business-type activities reported \$8,908,538 in Capital Grants and Contributions in the prior fiscal year. This year, those revenues made up \$8,371,713 of business-type activities which represents a \$536,825 decrease. Charges for Services decreased by \$2,649,484 over the prior fiscal year.
- The City's total debt associated with bond and note obligations decreased by a net \$3,151,662 during the fiscal year. This decrease is primarily due to the principal paid in fiscal year 2025.

**MANAGEMENT’S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City’s basic financial statements. As illustrated in the chart below, the financial section has three components: (1) management’s discussion and analysis (this section); (2) the basic financial statements; and (3) required supplementary information. The report also contains other supplementary information in addition to the basic financial statements themselves.

Components of the Financial Section



Government-Wide Financial Statements

The government-wide statements are designed to provide readers with a broad overview of the City’s finances, using accounting methods similar to those used by a private sector business. These statements also provide both long-term and short-term information about the City’s overall financial status. The government-wide financial statements include the first two statements that follow this analysis, the statement of net position and the statement of activities.

The statement of net position presents information on all of the City’s assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City’s net position changed during the most recent fiscal year. It provides a breakdown of revenues and expenses by function. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and inter-governmental 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 reflects the City's basic services, including general government, police, fire, protective inspections, public works, cultural and recreation. The Business-Type Activities reflect private sector-type operations, including water, wastewater, solid waste management, marina, and visitor information center. Fees are charged to customers to recover all or most of the cost of providing these services.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City has three types of funds: Governmental, Proprietary, and Fiduciary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Most of the City's basic services are reported in governmental funds (General, Special Revenue, Debt Service and Permanent Fund). These funds use the modified accrual method of accounting which measures cash and other financial assets that may be readily converted to cash. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental fund financial statements is narrower than that of government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Debt Service Fund, Special Revenue Fund, and Permanent Fund. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements located elsewhere in this report.

The City adopts an annual budget for all of its governmental funds. A budgetary comparison statement has been provided for the major governmental funds and General Fund departments to demonstrate compliance with this budget.

**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

Proprietary Funds

Services for which the City charges customers a fee are generally reported in proprietary funds. Enterprise funds are the same as business-type activities, but the fund financial statements provide more detail and additional information, such as cash flows. The City uses enterprise funds to account for its utility, stormwater, solid waste, marina and visitor center operations.

Proprietary fund reporting provides the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the utility, stormwater, solid waste, marina and visitor center operations, all of which are considered to be major funds of the City.

Fiduciary Funds

The City is the trustee, or fiduciary, for its employees' pension plans. The City is responsible for ensuring that the assets reported in these funds are used for their intended purpose. The City's fiduciary activities are reported in a separate Statement of Fiduciary Net Position and a separate Statement of Changes in Fiduciary Net Position. The City excludes these activities from the City's government-wide financial statements because the City cannot use these assets to finance its operations. The accounting for fiduciary funds is similar to accounting used for proprietary funds. Data from the three pension trust funds is combined into a single aggregated presentation. Individual fund data is provided in the form of combining statements elsewhere in this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 27 through 58 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budget compliance.

**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Summary of Net position

The following table presents the condensed *Summary* of Net Position for fiscal year 2025 and fiscal year 2024:

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 47,107,886	\$ 44,432,641	\$ 82,747,902	\$ 73,610,062	\$ 129,855,788	\$ 118,042,703
Capital assets	62,658,412	45,689,366	154,804,066	148,477,031	217,462,478	194,166,397
Total assets	109,766,298	90,122,007	237,551,968	222,087,093	347,318,266	312,209,100
Deferred outflows	7,912,666	6,623,773	2,743,070	1,373,499	10,655,736	7,997,272
Other liabilities	4,194,038	3,536,514	5,382,715	5,281,235	9,576,753	8,817,749
Long-term liabilities	27,395,639	28,602,735	35,346,021	38,042,375	62,741,660	66,645,110
Total liabilities	31,589,677	32,139,249	40,728,736	43,323,610	72,318,413	75,462,859
Deferred inflows	13,021,638	10,619,976	2,983,114	2,672,243	16,004,752	13,292,219
Net position:						
Net investment in capital assets	44,270,538	26,875,086	121,495,631	112,536,493	165,766,169	139,411,579
Restricted	6,173,903	5,412,715	36,491,374	37,049,027	42,665,277	42,461,742
Unrestricted	22,623,208	21,698,754	38,596,183	27,879,219	61,219,391	49,577,973
Total net position	\$ 73,067,649	\$ 53,986,555	\$ 196,583,188	\$ 177,464,739	\$ 269,650,837	\$ 231,451,294

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of September 30, 2025, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$269,650,837.

The majority of the City's net position (61.4%) reflects its investment in capital assets, less any outstanding related debt and deferred outflow/inflows used to acquire those assets. The City uses these capital assets to provide services to the citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (15.8%) represents resources that are subject to external restrictions on how they may be used, such as debt or capital projects (restricted assets). The remaining balance of unrestricted net position (22.7%) may be used to meet the City's ongoing obligations to its citizens.

At the end of the current fiscal year, the City can report a positive balance in all three categories on net position for both the business-type activities and for the governmental activities.

There was an overall increase in net position of \$38,199,543 for the current fiscal year. The increase of \$19,081,094 in governmental activities and \$19,118,449 in business activities is primarily due to an increase in Capital Assets and General Revenues. Expenses were flat for both governmental activities and business activities.

**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

Summary of Activities

The following table presents the condensed Summary of Activities for fiscal year 2025 and fiscal year 2024:

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	\$ 17,471,934	\$ 16,104,524	\$ 50,016,447	\$ 52,665,931	\$ 67,488,381	\$ 68,770,455
Operating grants and contributions	102,158	1,186,275	-	-	102,158	1,186,275
Capital grants and contributions	6,095,511	1,884,931	8,371,713	8,908,538	14,467,224	10,793,469
General revenues:						
Property taxes	25,880,896	22,865,163	-	-	25,880,896	22,865,163
Franchise and utility taxes	2,289,580	2,078,439	-	-	2,289,580	2,078,439
Sales and use taxes	5,318,279	5,245,157	-	-	5,318,279	5,245,157
Other taxes (insurance premiums)	1,561,759	1,609,440	-	-	1,561,759	1,609,440
State revenue sharing	629,196	640,921	-	-	629,196	640,921
Investment earnings	1,931,792	2,423,376	2,947,652	2,953,125	4,879,444	5,376,501
Other	3,044,374	966,285	111,602	140,993	3,155,976	1,107,278
Total revenues	<u>64,325,479</u>	<u>55,004,511</u>	<u>61,447,414</u>	<u>64,668,587</u>	<u>125,772,893</u>	<u>119,673,098</u>
Operating expenses:						
General government	15,357,111	15,758,409	-	-	15,357,111	15,758,409
Public safety	17,858,021	17,296,083	-	-	17,858,021	17,296,083
Physical environment	4,707,161	3,824,700	-	-	4,707,161	3,824,700
Transportation	5,219,757	5,072,361	-	-	5,219,757	5,072,361
Culture and recreation	2,542,206	2,010,915	-	-	2,542,206	2,010,915
Interest	814,525	702,583	-	-	814,525	702,583
Utilities	-	-	23,467,803	21,486,463	23,467,803	21,486,463
Stormwater	-	-	1,618,168	1,924,246	1,618,168	1,924,246
Solid waste	-	-	6,306,451	5,797,885	6,306,451	5,797,885
Municipal marina	-	-	4,952,298	4,483,442	4,952,298	4,483,442
Visitor information center	-	-	4,729,849	4,528,814	4,729,849	4,528,814
Total operating expenses	<u>46,498,781</u>	<u>44,665,051</u>	<u>41,074,569</u>	<u>38,220,850</u>	<u>87,573,350</u>	<u>82,885,901</u>
Increase in net position before transfers	17,826,698	10,339,460	20,372,845	26,447,737	38,199,543	36,787,197
Transfers	1,254,396	1,419,190	(1,254,396)	(1,419,190)	-	-
Change in net position	19,081,094	11,758,650	19,118,449	25,028,547	38,199,543	36,787,197
Net position, beginning	53,986,555	42,227,905	177,464,739	152,436,192	231,451,294	194,664,097
Net position, ending	<u>\$ 73,067,649</u>	<u>\$ 53,986,555</u>	<u>\$ 196,583,188</u>	<u>\$ 177,464,739</u>	<u>\$ 269,650,837</u>	<u>\$ 231,451,294</u>

**MANAGEMENT’S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

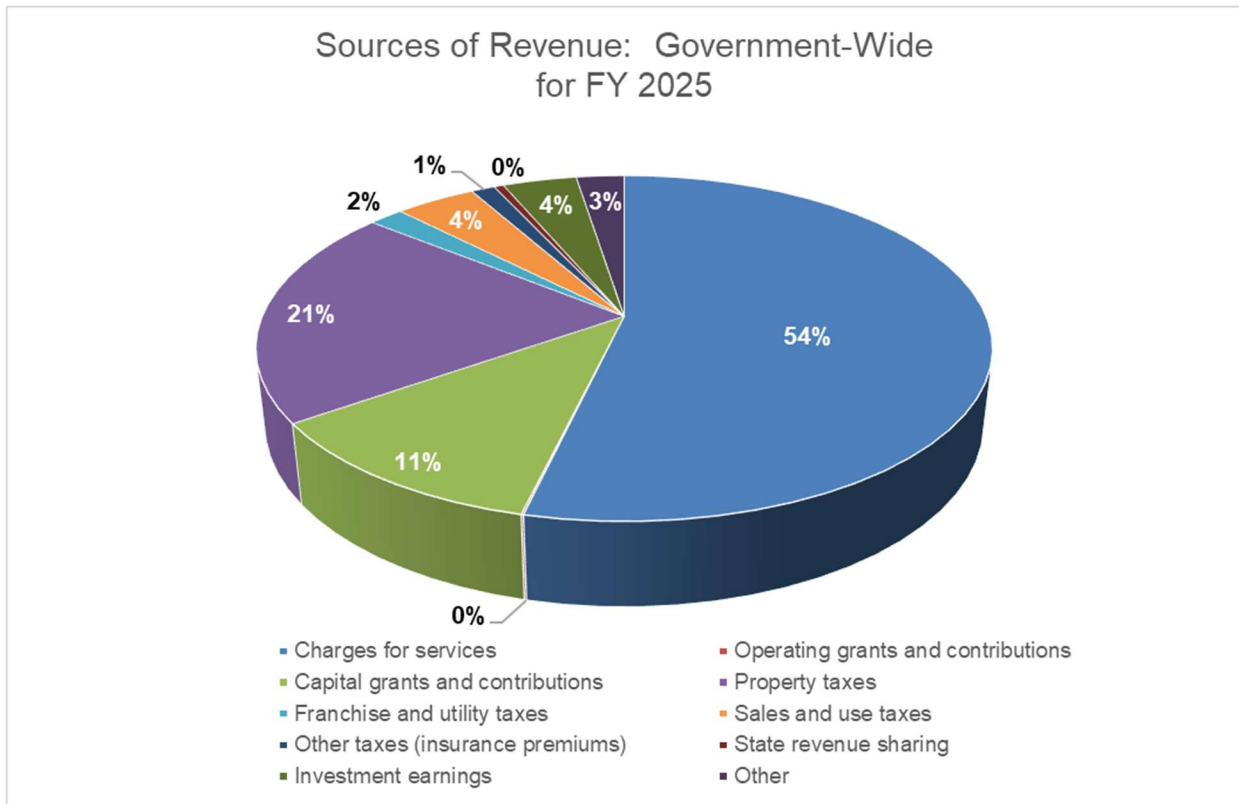
Revenues

For the fiscal year ended September 30, 2025, revenues from governmental activities totaled \$64,325,479.

The City’s property tax revenue was \$25,880,896, an increase of \$3,015,733 or 13.2% compared to the previous fiscal year. In the current year, the City maintained the millage rate of 7.5000 mils, which generated increased revenue. The taxable value increased \$364 million or 12.4% on a comparable basis.

Operating grants and contributions decreased by \$1,084,117 from the prior year. This was due grant programs ending.

Revenue from capital grants and contributions increased by \$4,210,580 from fiscal year 2024, primarily due to contributions received from the Department of State for historic preservation to rehabilitate several City-owned buildings.

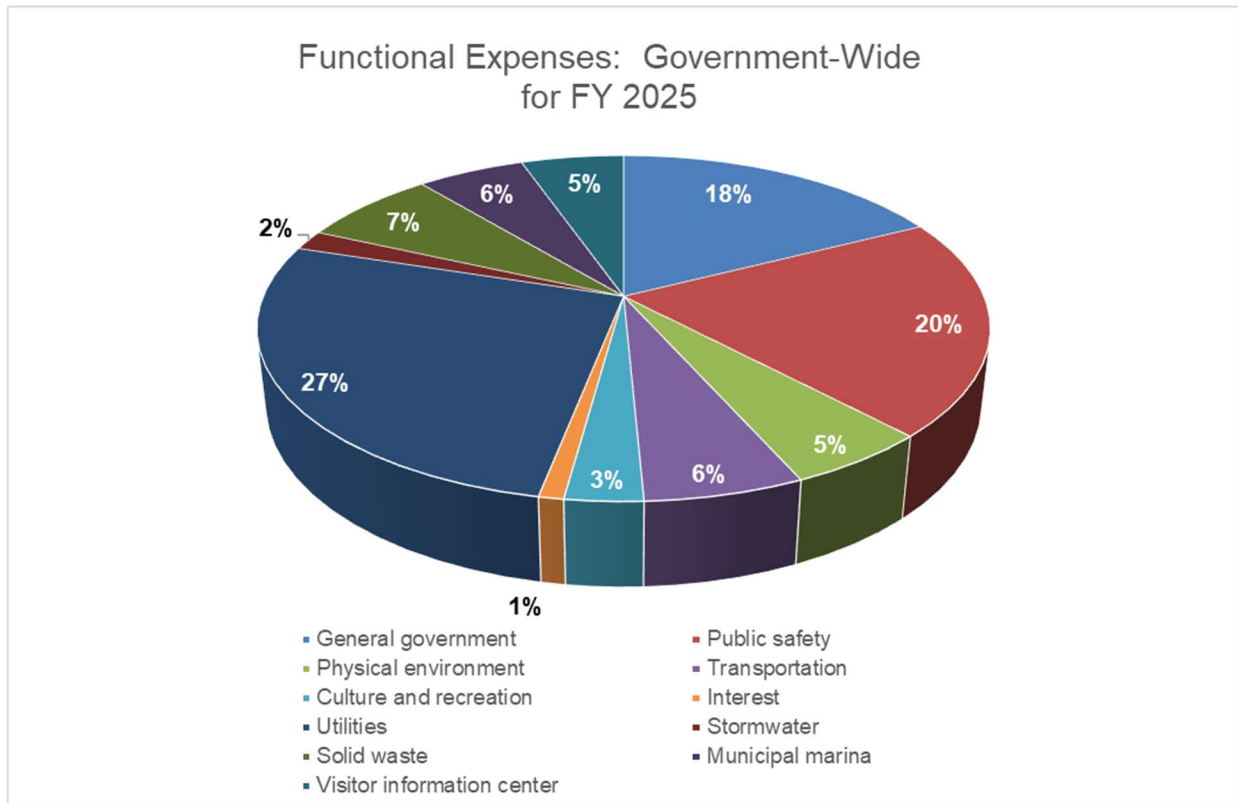


**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

Expenses

For the fiscal year ended September 30, 2025, expenses for governmental activities totaled \$46,498,781, an increase of \$1,833,730 from the prior fiscal year. The increase in expenses is due to higher personnel costs due to some vacancies filled from the prior year and other items coming in at a higher cost than expected.

Expenses for the City's business-type activities, which provide utility, stormwater and solid waste services and marina and visitor center operations, totaled \$41,074,569. This is an increase of \$2,853,719 primarily due to inflationary price increases.



**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Government-wide

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets exceeded its liabilities by \$269,650,837 as of September 30, 2025. A portion of the City's net position of \$165,766,169 (61%) reflects the net investment in capital assets. The City uses capital assets to provide services to citizens; therefore, these assets are not available for future spending.

Restricted net position of the City in the amount of \$42,665,277 is reported in both governmental and business-type activities. This restricted net position has limits on its use that are externally imposed.

Unrestricted net position of the City in the amount of \$61,219,391 can be used to meet the City's ongoing obligations to citizens and creditors. The terms restricted and unrestricted are governed by generally accepted accounting principles and do not fully consider City management decisions regarding spending limitations. Accounting principles may not restrict some amounts that have been earmarked for future uses governed by policy decisions and plans. Unrestricted net position increased by \$11,651,418 due to the increase in net position for the year.

Fiscal year 2025 tourism-related activity continued to support certain economically sensitive revenues, particularly parking-related revenues and other visitor supported charges for services. Management believes these revenues were influenced by continued visitor demand during peak travel periods, including spring, summer, and holiday time events. Because these revenue streams are sensitive to tourism activity, they should be monitored for year-to-year volatility rather than assumed to represent permanent growth.

Ad valorem tax revenue increased by \$3,015,733, or 13.2%, in fiscal year 2025 while the millage rate remained at 7.5000 mills. The increase was attributable primarily to growth in taxable value, which rose by approximately \$364 million, or 12.4%, on a comparable basis. Management attributes this increase particularly to new construction, property improvements and continued strength in the local tax base.

Revenues associated with visitor activity remained an important component of the local economy in fiscal year 2025. To the extent visitor volumes remain stable, management expects continued support for parking-related revenues and other tourism-sensitive collections; however, these revenues remain dependent on broader travel patterns, consumer demand and economic conditions.

As noted earlier, the statement of activities presents information showing how the government's net position changed during the most recent fiscal year.

**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund final budget was amended significantly during fiscal year 2025 to reflect changes in expected revenues and related appropriations. Final budgeted revenues increased by approximately \$36.9 million, primarily to recognize grant awards and other revenues that exceeded original estimates. Final budgeted expenditures increased by approximately \$6.7 million, largely due to carry-forward prior-year purchase orders and to appropriate expenditures related to grant-funded activities.

Actual General Fund revenues exceeded the final budget, primarily because permit fees, franchise fees, and investment income outperformed estimates. Actual expenditures were below the final budget due largely to the timing of capital spending, supply chain-related delays, and grant-funded projects that had been authorized but were not fully underway by year-end. As a result, the General Fund reported a favorable budget-to-actual operating result for fiscal year 2025. (See budget to actual comparison on page 59).

CAPITAL ASSETS

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to \$217,462,478 (net of accumulated depreciation). Approximately 28.8% or \$62,658,412 is related to governmental activities and includes land, construction in progress, building and improvements, furniture and equipment and infrastructure. Capital assets held by the City at the end of the current fiscal year are summarized as follows:

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	\$ 19,939,901	\$ 10,557,390	\$ 1,653,669	\$ 1,401,829	\$ 21,593,570	\$ 11,959,219
Construction in progress	9,182,233	3,601,465	10,821,871	7,867,328	20,004,104	11,468,793
Building and improvements	9,892,472	7,745,358	22,895,535	23,677,856	32,788,007	31,423,214
Furniture and other equipment	6,322,419	6,462,020	3,894,574	3,508,999	10,216,993	9,971,019
Infrastructure	17,321,387	17,323,133	115,538,417	112,021,019	132,859,804	129,344,152
Total capital assets	<u>\$ 62,658,412</u>	<u>\$ 45,689,366</u>	<u>\$ 154,804,066</u>	<u>\$ 148,477,031</u>	<u>\$ 217,462,478</u>	<u>\$ 194,166,397</u>

The following reconciliation summarizes the change in capital assets, which is presented in detail in Note 6 of the Notes to the Financial Statements.

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Beginning Balance	\$ 85,501,969	\$ 273,462,073
Additions Transfers	20,506,844	17,592,865
Retirement & Transfers	(963,755)	(2,545,633)
Depreciation	(42,386,646)	(133,705,239)
Ending Balance	<u>\$ 62,658,412</u>	<u>\$ 154,804,066</u>

**MANAGEMENT'S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

LONG-TERM DEBT

At the end of the fiscal year, the City had a total long-term debt outstanding of \$52,348,219. All of this debt is secured solely by specified revenue sources.

More detailed information about the City's long-term debt is presented in Note 8 to the financial statements.

Outstanding Debt at Year-End		
	2025	2024
General Long-Term Debt and Obligations		
Capital Improvement and Refunding Revenue Bonds	\$ 16,233,479	\$ 16,233,479
Capital Improvement Refunding Revenue Note	2,059,236	2,453,159
Unamortized (Premium) Discount	1,601,740	1,728,384
Total General Long-Term Obligations	\$ 19,894,455	\$ 20,415,022
Proprietary Fund Long-Term Obligations		
Capital Improvement and Refunding Revenue Bonds	\$ 12,691,522	\$ 13,526,522
Capital Improvement Refunding Revenue Note	1,019,764	1,214,841
Water and Sewer Revenue Bonds	-	-
Water and Sewer Revenue Note	10,775,000	11,865,000
Revolving Fund Loan DW 550410	6,619,813	6,895,143
Unamortized (Premium) Discount	1,347,665	1,583,353
Total Proprietary Long-Term Obligations	\$ 32,453,764	\$ 35,084,859
Total Long-Term Debt and Obligations	\$ 52,348,219	\$ 55,499,881

**MANAGEMENT’S DISCUSSION AND ANALYSIS
CITY OF ST. AUGUSTINE, FLORIDA
SEPTEMBER 30, 2025**

ECONOMIC FACTORS

The City’s governmental activities continue to rely primarily on ad valorem taxes, selected taxes and fees, state-shared revenues, and recurring and nonrecurring state and federal grants. Fiscal year 2025 reflected continued growth in taxable value, supported by new construction, renovations, and appreciation in existing property values. Management expects property values to remain an important factor in fiscal year 2026 revenue performance, although growth rates may moderate depending on broader economic and real estate conditions.

The City’s revenue base also includes economically sensitive sources such as permit-related activity, franchise fees, and tourism-related charges for services. These revenues performed favorably in fiscal year 2025; however, they are more sensitive than ad valorem taxes to changes in development activity, visitor demand, inflation, and general economic conditions. Management will continue to monitor these revenues as part of the fiscal year 2026 budget process.

The City also operates in a competitive service and development environment within St. Johns County. As a result, decisions regarding tax rates, user fees, and service levels may affect future development patterns, annexation opportunities, and the City’s ability to maintain long-term financial flexibility.

REQUEST FOR INFORMATION

The City’s financial statements are designed to present users (citizens, taxpayers, customers, investors, and creditors) with a general overview of the City’s finances and to demonstrate the City’s accountability. If you have any questions about the report or need additional financial information, contact the Finance Department office located at the Financial Services Center, 50 Bridge Street, St. Augustine, Florida 32084, (904) 825-1030.

Basic Financial Statements

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	\$ 28,280,024	\$ 71,285,618	\$ 99,565,642
Accounts receivables, net	2,012,001	4,615,971	6,627,972
Due from other governments	5,431,625	2,612,443	8,044,068
Internal balances	(2,737,983)	2,737,983	-
Leases receivable	3,265,002	67,055	3,332,057
Prepaid items	493,164	-	493,164
Inventory	1,306,343	296,644	1,602,987
Restricted cash and investments	5,602,477	1,132,188	6,734,665
Net pension asset	3,455,233	-	3,455,233
Capital assets			
Non-depreciable	29,122,134	12,475,540	41,597,674
Depreciable, net	33,536,278	142,328,526	175,864,804
Total assets	<u>109,766,298</u>	<u>237,551,968</u>	<u>347,318,266</u>
Deferred outflows of resources			
Deferred loss on refunding	1,506,581	-	1,506,581
Deferred outflows - pensions	6,389,158	2,735,539	9,124,697
Deferred outflows - OPEB	16,927	7,531	24,458
Total deferred outflows of resources	<u>7,912,666</u>	<u>2,743,070</u>	<u>10,655,736</u>
Liabilities			
Accounts payable	2,309,480	2,938,282	5,247,762
Accrued interest payable	903,634	23,942	927,576
Customer deposits payable	-	1,111,687	1,111,687
Unearned revenue	980,924	1,308,804	2,289,728
Noncurrent liabilities			
Due within one year	889,428	2,861,471	3,750,899
Due in more than one year	26,506,211	32,484,550	58,990,761
Total liabilities	<u>31,589,677</u>	<u>40,728,736</u>	<u>72,318,413</u>
Deferred inflows of resources			
Deferred inflows - leases	3,153,689	61,684	3,215,373
Deferred gain on refunding	-	372,904	372,904
Deferred inflows - pensions	9,281,737	2,287,661	11,569,398
Deferred inflows - OPEB	586,212	260,865	847,077
Total deferred inflows of resources	<u>13,021,638</u>	<u>2,983,114</u>	<u>16,004,752</u>
Net position			
Net investment in capital assets	44,270,538	121,495,631	165,766,169
Restricted for			
Expendable activities:			
Education/confiscation/donations/other	1,361,394	-	1,361,394
Renewal and replacement	-	7,211,457	7,211,457
Community redevelopment	4,432,297	-	4,432,297
Capital projects	-	29,279,917	29,279,917
Non-expendable:			
Permanent fund	380,212	-	380,212
Unrestricted	22,623,208	38,596,183	61,219,391
Total net position	<u>\$ 73,067,649</u>	<u>\$ 196,583,188</u>	<u>\$ 269,650,837</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Functions/programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities							
General government	\$ 15,357,111	\$ 8,414,581	\$ -	\$ 3,698,554	\$ (3,243,976)	\$ -	\$ (3,243,976)
Public safety	17,858,021	4,485,005	14,130	1,746,380	(11,612,506)	-	(11,612,506)
Physical environment	4,707,161	-	-	-	(4,707,161)	-	(4,707,161)
Transportation	5,219,757	3,544,024	88,028	650,577	(937,128)	-	(937,128)
Culture and recreation	2,542,206	1,028,324	-	-	(1,513,882)	-	(1,513,882)
Interest on long-term debt	814,525	-	-	-	(814,525)	-	(814,525)
Total governmental activities	46,498,781	17,471,934	102,158	6,095,511	(22,829,178)	-	(22,829,178)
Business-type activities							
Utilities	23,467,803	31,216,252	-	7,014,772	-	14,763,221	14,763,221
Stormwater	1,618,168	1,551,355	-	400,754	-	333,941	333,941
Solid Waste	6,306,451	6,107,246	-	-	-	(199,205)	(199,205)
Marina	4,952,298	5,147,891	-	463,843	-	659,436	659,436
Visitor Information Center	4,729,849	5,993,703	-	492,344	-	1,756,198	1,756,198
Total business-type activities	41,074,569	50,016,447	-	8,371,713	-	17,313,591	17,313,591
Total primary government	\$ 87,573,350	\$ 67,488,381	\$ 102,158	\$ 14,467,224	(22,829,178)	17,313,591	(5,515,587)
General revenues							
Property taxes					25,880,896	-	25,880,896
Utility taxes					2,289,580	-	2,289,580
Communication service taxes					1,658,980	-	1,658,980
Franchise fees					2,528,987	-	2,528,987
State revenue sharing, unrestricted					629,196	-	629,196
Local option gas taxes					526,388	-	526,388
Local option sales taxes					1,561,759	-	1,561,759
Insurance premium taxes					603,924	-	603,924
Miscellaneous					3,044,374	-	3,044,374
Investment income					1,931,792	2,947,652	4,879,444
Gain on sale of capital assets					-	111,602	111,602
Transfers					1,254,396	(1,254,396)	-
Total general revenues and transfers					41,910,272	1,804,858	43,715,130
Change in net position					19,081,094	19,118,449	38,199,543
Net position, beginning of year as restated					53,986,555	177,464,739	231,451,294
Net position, end of year					\$ 73,067,649	\$ 196,583,188	\$ 269,650,837

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

BALANCE SHEET -
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Community Redevelopment Agency Fund	Permanent Fund	Total Governmental Funds
Assets					
Cash and investments	\$ 27,899,812	\$ -	\$ -	\$ 380,212	\$ 28,280,024
Accounts receivable, net	2,012,001	-	-	-	2,012,001
Due from other governments	4,372,747	-	1,058,878	-	5,431,625
Lease receivable	3,265,002	-	-	-	3,265,002
Inventory	1,306,343	-	-	-	1,306,343
Prepaid items	493,164	-	-	-	493,164
Restricted cash and cash equivalents	1,361,394	-	4,241,083	-	5,602,477
Total assets	<u>\$ 40,710,463</u>	<u>\$ -</u>	<u>\$ 5,299,961</u>	<u>\$ 380,212</u>	<u>\$ 46,390,636</u>
Liabilities, deferred inflows of resources, and fund balances					
Liabilities					
Accounts payable and accrued liabilities	\$ 2,277,711	\$ -	\$ 31,769	\$ -	\$ 2,309,480
Accrued liabilities	903,634	-	-	-	903,634
Unearned revenue	145,029	-	835,895	-	980,924
Due to other funds	2,737,983	-	-	-	2,737,983
Total liabilities	<u>6,064,357</u>	<u>-</u>	<u>867,664</u>	<u>-</u>	<u>6,932,021</u>
Deferred inflows of resources					
Lease related	3,153,689	-	-	-	3,153,689
Unavailable revenue	3,119,569	-	-	-	3,119,569
Total deferred inflows of resources	<u>6,273,258</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,273,258</u>
Fund balances					
Nonspendable					
Inventory	1,306,343	-	-	-	1,306,343
Prepays	493,164	-	-	-	493,164
Restricted for:					
Education/confiscation/donations/other	1,361,394	-	-	-	1,361,394
Trust	-	-	-	380,212	380,212
Community development	-	-	4,432,297	-	4,432,297
Committed for:					
Emergencies	14,795,477	-	-	-	14,795,477
Assigned for:					
Debt service	1,056,674	-	-	-	1,056,674
Capital projects	2,397,132	-	-	-	2,397,132
Subsequent year's budget	3,292,449	-	-	-	3,292,449
Unassigned	3,670,215	-	-	-	3,670,215
Total fund balances	<u>28,372,848</u>	<u>-</u>	<u>4,432,297</u>	<u>380,212</u>	<u>33,185,357</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 40,710,463</u>	<u>\$ -</u>	<u>\$ 5,299,961</u>	<u>\$ 380,212</u>	<u>\$ 46,390,636</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances for governmental funds		\$ 33,185,357
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets and right-to-use assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.</p>		
Governmental capital assets	\$ 105,045,058	
Accumulated depreciation	<u>(42,386,646)</u>	62,658,412
<p>Other long-term assets are not available to pay for current-period expenditures and, therefore, are unavailable in the funds.</p>		
		3,119,569
<p>Deferred outflows and deferred inflows are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.</p>		
Deferred outflows - OPEB	16,927	
Deferred inflows - OPEB	(586,212)	
Deferred outflows - pensions	6,389,158	
Deferred inflows - pensions	<u>(9,281,737)</u>	(3,461,864)
<p>Certain liabilities are not due and payable in the current period and, therefore, are not reported in the funds.</p>		
Compensated absences	(4,575,032)	
Net pension asset	3,455,233	
Net pension liability	(2,088,782)	
Total OPEB liability	(837,370)	
Deferred loss on debt refunding	1,506,581	
Bonds and notes payable	<u>(19,894,455)</u>	<u>(22,433,825)</u>
Net position of governmental activities		<u>\$ 73,067,649</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Community Redevelopment Agency Fund	Permanent Fund	Total Governmental Funds
Revenues					
Property taxes	\$ 23,846,232	\$ -	\$ 2,034,664	\$ -	\$ 25,880,896
Other taxes	5,078,872	-	-	-	5,078,872
Licenses and permits	2,139,652	-	-	-	2,139,652
Intergovernmental revenues	2,293,113	-	-	-	2,293,113
Charges for services	8,374,513	-	-	-	8,374,513
Administrative overhead charges	6,349,434	-	-	-	6,349,434
Franchise fees	2,528,987	-	-	-	2,528,987
Fines and forfeitures	608,335	-	-	-	608,335
Grant revenues	2,396,957	-	578,985	-	2,975,942
Investment earnings	1,802,704	-	112,422	16,666	1,931,792
Miscellaneous revenues	3,038,374	-	6,000	-	3,044,374
Total revenues	<u>58,457,173</u>	<u>-</u>	<u>2,732,071</u>	<u>16,666</u>	<u>61,205,910</u>
Expenditures					
Current					
General government	11,986,292	-	2,681,158	-	14,667,450
Public safety	17,959,726	-	-	-	17,959,726
Physical environment	4,768,954	-	-	-	4,768,954
Transportation	5,011,152	-	-	-	5,011,152
Culture and recreation	2,597,831	-	-	-	2,597,831
Debt service					
Principal retirement	-	393,923	-	-	393,923
Interest	-	847,008	-	-	847,008
Capital outlay	19,394,823	-	678,894	-	20,073,717
Total expenditures	<u>61,718,778</u>	<u>1,240,931</u>	<u>3,360,052</u>	<u>-</u>	<u>66,319,761</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,261,605)</u>	<u>(1,240,931)</u>	<u>(627,981)</u>	<u>16,666</u>	<u>(5,113,851)</u>
Other financing sources (uses)					
Transfers in	3,691,139	1,432,250	2,879,153	-	8,002,542
Transfers out	<u>(5,111,327)</u>	<u>(191,319)</u>	<u>(1,445,500)</u>	<u>-</u>	<u>(6,748,146)</u>
Total other financing sources (uses)	<u>(1,420,188)</u>	<u>1,240,931</u>	<u>1,433,653</u>	<u>-</u>	<u>1,254,396</u>
Change in fund balances	<u>(4,681,793)</u>	<u>-</u>	<u>805,672</u>	<u>16,666</u>	<u>(3,859,455)</u>
Fund balances, beginning of year	<u>33,054,641</u>	<u>-</u>	<u>3,626,625</u>	<u>363,546</u>	<u>37,044,812</u>
Fund balances, end of year	<u>\$ 28,372,848</u>	<u>\$ -</u>	<u>\$ 4,432,297</u>	<u>\$ 380,212</u>	<u>\$ 33,185,357</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances – total governmental funds \$ (3,859,455)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is depreciated over their estimated useful lives.

Capital outlay	\$ 20,099,314	
Less current year depreciation and amortization	<u>(3,127,078)</u>	16,972,236

The net effect of various miscellaneous transactions involving capital assets (i.e., sales) is to decrease net position. (3,190)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of those differences in the treatment of long-term debt and related items.

Repayment of principal of long-term debt		393,923
--	--	---------

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 3,119,569

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds:

Pension expense	2,215,270	
Change in total OPEB liability and deferred items	101,352	
Amortization of premium	126,644	
Amortization of deferred loss on refunding	(94,161)	
Change in compensated absences	<u>108,906</u>	<u>2,458,011</u>

Change in net position of governmental activities \$ 19,081,094

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF NET POSITION –
 PROPRIETARY FUNDS
 SEPTEMBER 30, 2025

	Utility Fund	Stormwater Drainage Fund	Solid Waste Fund	Marina Fund	Visitor Information Center Fund	Total
Assets						
Current assets						
Cash and investments	\$ 52,548,890	\$ 1,583,771	\$ 2,173,699	\$ 5,048,277	\$ 9,930,981	\$ 71,285,618
Accounts receivable, net	3,763,301	121,816	705,727	25,127	-	4,615,971
Due from other governments	1,816,987	687,672	200	15,240	92,344	2,612,443
Due from other funds	5,186,492	-	-	-	-	5,186,492
Leases receivable	-	-	-	67,055	-	67,055
Inventory	102,001	-	-	61,212	133,431	296,644
Total current assets	63,417,671	2,393,259	2,879,626	5,216,911	10,156,756	84,064,223
Noncurrent assets						
Restricted cash and investments	1,132,188	-	-	-	-	1,132,188
Capital assets, non-depreciable	11,275,526	945,522	-	254,492	-	12,475,540
Capital assets, net	106,868,349	11,653,458	2,063,222	9,502,739	12,240,758	142,328,526
Total noncurrent assets	119,276,063	12,598,980	2,063,222	9,757,231	12,240,758	155,936,254
Total assets	182,693,734	14,992,239	4,942,848	14,974,142	22,397,514	240,000,477
Deferred outflows of resources						
Deferred outflows - pensions	1,682,923	69,937	546,328	215,120	221,231	2,735,539
Deferred outflows - OPEB	4,572	343	1,272	645	699	7,531
Total deferred outflows of resources	1,687,495	70,280	547,600	215,765	221,930	2,743,070
Liabilities						
Current liabilities						
Accounts payable and accrued liabilities	2,130,886	72,610	374,214	191,440	169,132	2,938,282
Revenue bonds and notes payable	1,581,986	-	-	-	1,063,389	2,645,375
Accrued interest	23,942	-	-	-	-	23,942
Customer deposits payable	1,111,678	-	-	-	9	1,111,687
Due to other funds	-	-	2,448,509	-	-	2,448,509
Unearned revenue	1,308,804	-	-	-	-	1,308,804
Net pension liability - current portion	83,081	3,453	26,971	10,620	10,921	135,046
Total OPEB liability - current portion	13,834	1,038	3,849	1,953	2,115	22,789
Compensated absences	28,559	1,161	12,470	4,194	11,877	58,261
Total current liabilities	6,282,770	78,262	2,866,013	208,207	1,257,443	10,692,695
Noncurrent liabilities						
Compensated absences	710,234	19,979	160,073	97,763	122,701	1,110,750
Revenue bonds and notes payable, net of current portion	15,812,827	-	-	-	13,995,562	29,808,389
Net pension liability, net of current portion	747,828	31,077	242,767	95,591	98,307	1,215,570
Total OPEB liability, net of current portion	212,370	15,934	59,094	29,982	32,461	349,841
Total noncurrent liabilities	17,483,259	66,990	461,934	223,336	14,249,031	32,484,550
Total liabilities	23,766,029	145,252	3,327,947	431,543	15,506,474	43,177,245
Deferred inflows of resources						
Deferred inflows - leases	-	-	-	61,684	-	61,684
Deferred gain on refunding	-	-	-	-	372,904	372,904
Deferred inflows - pension	1,407,385	58,487	456,880	179,899	185,010	2,287,661
Deferred inflows - OPEB	158,357	11,882	44,064	22,356	24,206	260,865
Total deferred inflows of resources	1,565,742	70,369	500,944	263,939	582,120	2,983,114
Net position						
Net investment in capital assets	100,267,295	12,598,980	2,063,222	9,757,231	(3,191,097)	121,495,631
Restricted for						
Renewal and replacement	7,211,457	-	-	-	-	7,211,457
Future plant expansion	24,773,982	-	-	-	-	24,773,982
Capital projects	4,505,935	-	-	-	-	4,505,935
Unrestricted	22,290,789	2,247,918	(401,665)	4,737,194	9,721,947	38,596,183
Total net position	\$ 159,049,458	\$ 14,846,898	\$ 1,661,557	\$ 14,494,425	\$ 6,530,850	\$ 196,583,188

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION –
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Utility Fund	Stormwater Drainage Fund	Solid Waste Fund	Marina Fund	Visitor Information Center Fund	Total
Operating revenues						
Charges for services	\$ 30,853,845	\$ 1,551,355	\$ 6,080,132	\$ 5,120,972	\$ 5,977,203	\$ 49,583,507
Fees, rentals and miscellaneous	362,407	-	27,114	26,919	16,500	432,940
Total operating revenues	<u>31,216,252</u>	<u>1,551,355</u>	<u>6,107,246</u>	<u>5,147,891</u>	<u>5,993,703</u>	<u>50,016,447</u>
Operating expenses						
Personnel services and benefits	6,000,654	251,992	2,100,264	865,428	1,262,999	10,481,337
Materials, supplies and other	10,193,372	574,781	3,763,581	3,547,726	2,505,030	20,584,490
Depreciation	6,741,778	791,395	442,606	539,144	563,232	9,078,155
Total operating expenses	<u>22,935,804</u>	<u>1,618,168</u>	<u>6,306,451</u>	<u>4,952,298</u>	<u>4,331,261</u>	<u>40,143,982</u>
Operating income (loss)	<u>8,280,448</u>	<u>(66,813)</u>	<u>(199,205)</u>	<u>195,593</u>	<u>1,662,442</u>	<u>9,872,465</u>
Nonoperating revenues (expenses)						
Investment earnings	2,422,945	46,239	72,973	5,839	399,656	2,947,652
Gain on disposal of capital assets	49,826	-	53,498	627	7,651	111,602
Interest expense	(531,999)	-	-	-	(398,588)	(930,587)
Total nonoperating revenues, net	<u>1,940,772</u>	<u>46,239</u>	<u>126,471</u>	<u>6,466</u>	<u>8,719</u>	<u>2,128,667</u>
Income (loss) before capital grants, contributions and transfers	10,221,220	(20,574)	(72,734)	202,059	1,671,161	12,001,132
Capital grants and contributions	7,014,772	400,754	-	463,843	492,344	8,371,713
Transfers						
Transfers in	200,000	-	569,924	30,000	1,636,819	2,436,743
Transfers out	(1,385,713)	(194,427)	(271,416)	(161,766)	(1,677,817)	(3,691,139)
Total transfers	<u>(1,185,713)</u>	<u>(194,427)</u>	<u>298,508</u>	<u>(131,766)</u>	<u>(40,998)</u>	<u>(1,254,396)</u>
Change in net position	16,050,279	185,753	225,774	534,136	2,122,507	19,118,449
Total net position, beginning of year	142,999,179	14,661,145	1,435,783	13,960,289	4,408,343	177,464,739
Total net position, end of year	<u>\$ 159,049,458</u>	<u>\$ 14,846,898</u>	<u>\$ 1,661,557</u>	<u>\$ 14,494,425</u>	<u>\$ 6,530,850</u>	<u>\$ 196,583,188</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF CASH FLOWS –
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Utility Fund	Stormwater Drainage Fund	Solid Waste Fund	Marina Fund	Visitor Information Center Fund	Total
Cash flows from operating activities						
Cash received from customers	\$ 30,968,361	\$ 1,574,331	\$ 6,124,322	\$ 5,125,113	\$ 5,901,359	\$ 49,693,486
Cash paid to suppliers for goods and services	(9,697,351)	(601,894)	(3,606,424)	(3,453,975)	(2,460,315)	(19,819,959)
Cash paid to employees for services and benefits	(6,611,122)	(272,047)	(2,288,995)	(955,104)	(1,394,913)	(11,522,181)
Net cash provided by operating activities	14,659,888	700,390	228,903	716,034	2,046,131	18,351,346
Cash flows from noncapital financing activities						
Transfer to other funds	(4,791,219)	(194,427)	(271,416)	(161,766)	(1,677,817)	(7,096,645)
Transfer from other funds	200,000	-	1,237,447	30,000	1,636,819	3,104,266
Net cash provided by (used in) noncapital financing activities	(4,591,219)	(194,427)	966,031	(131,766)	(40,998)	(3,992,379)
Cash flows from capital and related financing activities						
Acquisition and construction of capital assets	(7,238,037)	(540,700)	(749,641)	(435,564)	(182,666)	(9,146,608)
Cash received from sale of capital assets	53,610	-	60,990	627	36,463	151,690
Principal paid on bonds and notes payable	(1,365,330)	-	-	-	(1,265,765)	(2,631,095)
Interest paid	(508,057)	-	-	-	(440,021)	(948,078)
Capital contributions	716,102	520,144	-	4,755,038	492,344	6,483,628
Net cash provided by (used in) capital and related financing activities	(8,341,712)	(20,556)	(688,651)	4,320,101	(1,359,645)	(6,090,463)
Cash flows from investing activities						
Interest received	2,422,945	46,239	72,973	5,839	399,656	2,947,652
Net cash provided by investing activities	2,422,945	46,239	72,973	5,839	399,656	2,947,652
Net change	4,149,902	531,646	579,256	4,910,208	1,045,144	11,216,156
Cash and investments, beginning of year	49,531,176	1,052,125	1,594,443	138,069	8,885,837	61,201,650
Cash and investments, end of year	\$ 53,681,078	\$ 1,583,771	\$ 2,173,699	\$ 5,048,277	\$ 9,930,981	\$ 72,417,806
Cash and cash equivalents classified as						
Cash and investments	\$ 52,548,890	\$ 1,583,771	\$ 2,173,699	\$ 5,048,277	\$ 9,930,981	\$ 71,285,618
Restricted cash and investments	1,132,188	-	-	-	-	1,132,188
Total cash and investments	\$ 53,681,078	\$ 1,583,771	\$ 2,173,699	\$ 5,048,277	\$ 9,930,981	\$ 72,417,806
Reconciliation of operating income (loss) to net cash provided by operating activities						
Operating income (loss)	\$ 8,280,448	\$ (66,813)	\$ (199,205)	\$ 195,593	\$ 1,662,442	\$ 9,872,465
Adjustment to reconcile operating income (loss) to net cash provided by operating activities:						
Depreciation	6,741,778	791,395	442,606	539,144	563,232	9,078,155
Change in operating assets and liabilities:						
(Increase) decrease in assets:						
Accounts receivable	363,610	22,976	17,276	(25,127)	-	378,735
Leases receivable	-	-	-	44,031	-	44,031
Due from other governments	-	-	(200)	-	(92,344)	(92,544)
Inventory	29,912	-	-	(14,934)	60,514	75,492
Deferred outflows - pension	(849,155)	(36,934)	(292,301)	(102,577)	(109,288)	(1,390,255)
Deferred outflows - OPEB	12,556	942	3,494	1,773	1,919	20,684
Increase (decrease) in liabilities:						
Accounts payable	466,109	(27,113)	157,157	108,685	(15,799)	689,039
Unearned revenue	(692,711)	-	-	-	-	(692,711)
Compensated absences payable	9,098	4,343	(11,772)	(1,903)	(46,664)	(46,898)
Customer deposits	81,210	-	-	-	-	81,210
Deferred inflows - leases	-	-	-	(41,682)	-	(41,682)
Deferred inflows - pension	181,289	9,954	83,321	14,399	20,393	309,356
Deferred inflows - OPEB	51,374	3,855	14,295	7,253	7,853	84,630
Net pension liability	75,678	4,636	39,639	4,269	7,830	132,052
Total OPEB liability	(91,308)	(6,851)	(25,407)	(12,890)	(13,957)	(150,413)
Net cash provided by operating activities	\$ 14,659,888	\$ 700,390	\$ 228,903	\$ 716,034	\$ 2,046,131	\$ 18,351,346

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF FIDUCIARY NET POSITION –
FIDUCIARY FUNDS
SEPTEMBER 30, 2025

	Pension Trust Funds
Assets	
Cash and cash equivalents	\$ 4,738,685
Contributions receivable	33,971
Interest receivable	107,753
Total receivables	<u>141,724</u>
Investments, at fair value	
Fixed income	16,315,982
International fixed income investment fund	878,704
International equity investment fund	4,226,025
Domestic equity investment fund	93,189,865
Real estate funds	9,010,447
Alternative strategies	4,601,179
Temporary investments	452,101
Total investments	<u>128,674,303</u>
Total assets	<u>\$ 133,554,712</u>
Liabilities	
Accounts payable	\$ 53,217
Total liabilities	<u>53,217</u>
Net position	
Restricted for pension benefits - active and retired members' benefits	<u>133,501,495</u>
Total liabilities and net position	<u>\$ 133,554,712</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF ST. AUGUSTINE, FLORIDA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION –
 FIDUCIARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Pension Trust Funds</u>
Additions	
Contributions	
City	\$ 5,519,060
Employees	1,119,737
State of Florida	603,924
Total contributions	<u>7,242,721</u>
Investment income	
Interest and dividends	3,792,664
Net appreciation in the fair value of investments	10,996,257
Less: investment expense	(189,903)
Net investment income	<u>14,599,018</u>
Total additions	<u>21,841,739</u>
Deductions	
Pension benefits	6,695,288
Lump sum distributions	165,654
Administrative expenses	224,443
Total deductions	<u>7,085,385</u>
Change in net position	14,756,354
Net position, restricted for pension benefits	
Beginning of year	118,745,141
End of year	<u>\$ 133,501,495</u>

The accompanying notes to financial statements are an integral part of this statement.

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of St. Augustine, Florida (the “City”), was established in 1925, by Special Legislative Act 11148 of the Florida Legislature. The City operates under a commission-manager form of government and provides the following services authorized by its charter: General Government, Public Safety, Public Works, Public Utilities, Culture, Recreation, and Community Development.

The accounting policies of the City conform to generally accepted accounting principles for governmental entities. The following is a summary of significant accounting policies:

A. Reporting Entity

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The City has one blended component unit, the St. Augustine Community Redevelopment Agency (CRA). The CRA was created on December 28, 2000 by City Ordinance 2000-45, pursuant to Florida Statute 163.387, to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area. The City Commission serves as the Governing Board of the CRA. In addition, the City has operational responsibility for the CRA. Therefore, it was determined that the CRA should be treated as a blended component unit and included as part of the primary government for financial reporting purposes. The CRA is presented in the financial statements of the City as a special revenue fund.

The City also has three single-employer defined benefit pension plans. The General Employees’ Pension Plan is administered by a Board of Trustees established by City Ordinance. The Board of Trustees is comprised of two Commission appointees, two members elected by the membership, and a fifth member elected by the other four members. The Firefighters’ Pension Plan is administered by a Board of Trustees established by City Ordinance. The Board consists of five trustees, two of which are appointed by the City Commission, two must be elected by a majority of the City Fire Department, and one who is appointed by the other four members. The Police Officers’ Pension Plan is administered by a Board of Trustees established by City Ordinance. The Board consists of five trustees, two of which are appointed by the City Commission, two must be elected by a majority of the City Police Department, and one who is appointed by the other four members. The Plans are reported as fiduciary component units in accordance with Governmental Accounting Standards Board Statement Number 84. These plans have separately issued financial statements that can be obtained through the City Clerk’s office.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: (a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function of segment; and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

- The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The *Debt Service Fund* accounts for the accumulation of resources for and the payment of long-term debt principal and interest of the governmental funds.
- The *Community Redevelopment Agency Fund* accounts for various redevelopment projects that are funded by the Community Redevelopment Agency. Financial resources come from the City of St. Augustine and from St. Johns County, Florida.
- The *Permanent Fund* reports resources available to support the City's programs which are legally restricted so that only earnings (and not principal) may be used. The Permanent Fund includes the Anderson Trust Fund, Woodman Trust Fund, and Sanchez House Trust Fund.

The City reports the following major proprietary funds:

- The *Utility Fund* accounts for the operation, maintenance, and construction of the City's water and sewer system.
- The *Stormwater Drainage Fund* accounts for the operation, maintenance, and construction of the City's stormwater drainage system.
- The *Solid Waste Fund* accounts for the operation, maintenance, and construction of the City's solid waste pick-up and disposal service.
- The *Marina Fund* accounts for the operation, maintenance, and construction of the City's marina facilities.
- The *Visitor Information Center Fund* was accounts for the operation, maintenance, and construction of the City's Visitor Information Center and Historic Downtown Parking Facility.

Additionally, the City reports the following fund types:

- The *pension trust funds* account for the activities of the General Employees' Pension, the Firefighters' Pension, and the Police Officers' Pension Plans, which accumulate resources for defined benefit payments to qualified employees.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to the general rule are for interfund services provided and used between functions.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or as soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt services expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the government's enterprise funds and of the government's internal service funds are charges to customers for sales and services. The government also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

CITY OF ST. AUGUSTINE, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance

Cash and Investments

The City maintains an accounting system in which substantially all cash and investments are recorded and are reflected as pooled cash and investments, except for the pension trust fund investments, and certain other investments purchased under the requirements of bond covenants. For purposes of the statement of cash flows for the proprietary fund types, cash and cash equivalents include demand deposits, certificates of deposit, petty cash, state pooled investments, and equity in pooled cash and investments. Equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and have an original maturity of three months or less.

Receivables and Payables

All receivables are reported at gross value and, where appropriate, are reduced by the portion that is expected to be uncollectible. Estimated unbilled revenues from the Utility, Stormwater and Solid Waste Funds are recognized at the end of each fiscal year on a pro rata basis. The estimated amount is based on billings during the month following the close of the year. Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “interfund receivables/payables” (i.e., the current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Inventories and Prepaid Items

All inventories are valued at cost using the first-in/first-out (FIFO) method. The cost of inventories is recorded as expenditures/expenses when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

These assets consist of cash restricted for construction, renewal and replacement, customer deposits and various other items.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. For financial reporting purposes, capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical costs or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

CITY OF ST. AUGUSTINE, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance (Continued)

Capital Assets (Continued)

Property, plant, equipment, and infrastructure assets of the City are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	10 - 50
Furniture and other equipment	2 - 20
Infrastructure	10 - 50

Leases

Lessor – The City is a lessor for noncancellable leases of real property and submerged land. The City recognizes a lease receivable and deferred inflow of resources in the fund level and government-wide financial statements. The City recognizes lease receivables with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease receivable at the present value of the payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the commencement. Subsequently, the deferred inflow of resources is amortized on a straight-line basis and recognized as revenue over the lease term.

Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments:

- The City uses the interest rate stated in the agreement as the discount rate. When the interest rate charged is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for the leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments and purchase option prices that the lease vendor is reasonably certain to exercise.

Compensated Absences

It is the government's policy to permit employees to accumulate earned but unused vacation pay and sick pay benefits. All vacation pay and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

CITY OF ST. AUGUSTINE, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance (Continued)

Compensated Absences (Continued)

Annual vacation leave is accumulated as follows:

General, Municipal and Police Employees: 80 hours per year with 5 years or less, 88 hours with 6 years, 96 hours with 7 years, 104 hours with 8 years, 112 hours with 9 years, 120 hours with 10 years, 128 hours with 11 years, 136 hours with 13 years, 144 hours with 15 years, 152 hours with 17 years, 160 hours with 18 years, and maximum per employee is 168 hours with 19 or more years of service.

Fire Department Employees: 120 hours per year with 5 years of less, 156 hours with 6 years, 165 hours with 7 years, 174 hours with 8 years, 183 hours with 9 years, 192 hours with 10 years, 204 hours with 11 years, 216 hours with 13 years, 228 hours with 15 years, 240 with 17 years of service, 252 with 18 years of service and maximum per employee is 264 hours with 19 or more years of service.

Sick leave is available to be paid at termination, retirement, or resignation as follows:

General and Municipal Employees: 80.6 hours per year, no maximum
Police Department Employees: 80.6 hours per year, no maximum
Fire Department Employees: 112.06 hours per year, no maximum

Long-Term Liabilities

Long-term debt and other liabilities are reported in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows/Outflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources until that future time. Deferred inflows of resources represent the acquisition of net assets that applies to future periods and, therefore, will not be recognized as an inflow of resources until that future time. Deferred outflows have a positive effect on net position, similar to assets, while deferred inflows have a negative effect on net position, similar to liabilities.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance (Continued)

Deferred Inflows/Outflows of Resources (Continued)

The City reports the following deferred inflows and outflows of resources:

Deferred Loss on Refunding – the difference between the net reacquisition cost of new debt and the net carrying amount of old debt. This refunding loss is amortized to expense over the remaining term of the new debt using the straight-line method.

Pension and OPEB Related – the differences between expected and actual earnings on plan investments and expected and actual experience with regard to economic or demographic factors in the measurement of total pension and OPEB liability are reported as deferred inflows or outflows of resources, to be recognized in expense as disclosed in Note 9 and Note 10. Employer contributions made between the net pension or total OPEB liability measurement date and the employer’s fiscal year-end are recognized as deferred outflows of resources, to be recognized as a reduction of the net pension or total OPEB liability in the subsequent fiscal year.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City’s pension plans and additions to/deductions from pension plan net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components:

- **Net Investment in Capital Assets** – consists of capital assets, net of accumulated depreciations and amortization, and reduced by the outstanding balances of any long-term borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- **Restricted** – consists of non-capital assets that must be used for a particular purpose as specified by creditors, contributors, grantors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted** – consists of assets that do not meet the definition of net investment in capital assets or restricted net position.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use restricted resources first, and then unrestricted resources as they are needed.

CITY OF ST. AUGUSTINE, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance (Continued)

Fund Balance

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called fund balance. The City's governmental funds report the following, based on the nature of any limitations requiring the use of resources for specific purposes:

- **Non-Spendable** – This component of fund balance consists of amounts that cannot be spent because: (a) they are not expected to be converted to cash, or (b) they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories, and principal (corpus) of an endowment fund.
- **Restricted** – This component of fund balance consists of amounts that are constrained either: (a) externally by third parties (creditors, grantors, contributors, or laws or regulations of other governments), or (b) by law through constitutional provisions or enabling legislation.
- **Committed** – This component includes amounts that can only be used for the specific purposes determined by a formal action of the City's highest level of decision-making authority. Formal actions include ordinances (for more permanent regulations) and resolutions (for shorter term actions) approved by the City Commission. Ordinances require two readings for approval, and therefore, are technically considered the most binding. This formal action must occur prior to the end of the reporting period, but the amount of the commitment may be determined in the subsequent period.
- **Assigned** – This component of fund balance consists of amounts that are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. Assigned fund balance shall reflect management's intended use of resources as established by either: (1) the annual budget process (and any amendments thereto), or (2) by agreement of the City's administration prior to the end of each fiscal year. Assigned fund balance may or may not be appropriated for expenditure in the subsequent year depending on the timing of the project/reserve for which it was assigned.
- **Unassigned** – This classification is used for: (a) deficit unrestricted fund balances in any governmental fund, or (b) fund balances within the General Fund that are not restricted, committed, or assigned.

The City passed a resolution in 2013 which formally established a fund balance policy. As part of this policy, the City committed a portion of fund balance for unanticipated events or emergencies. An amount of fund balance in the General Fund at the end of each fiscal year is to be committed equal to no less than 33.33% of the City's budgeted general operating revenues. This committed amount can only be used for the purpose of ensuring the maintenance of services to the public during emergency or disaster situations, or for a major unanticipated event that was not budgeted for in the approved budget.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the City's policy to use committed resources first, then assigned, and then unassigned as needed.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position/Fund Balance (Continued)

Other Post-Employment Benefits (OPEB)

Pursuant to Section 112.0801, Florida Statutes, the City is mandated to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. The rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The City currently provides these benefits in accordance with the vesting and retirement requirements for its employees.

The City is financing the post employee benefits on a pay-as-you-go basis. As determined by an actuarial evaluation, the City records an OPEB liability in its financial statements related to the implicit and explicit subsidy.

Unearned Revenue

Governmental funds and business-type funds also defer revenue recognition in connection with resources that have been received, but have yet to be earned.

NOTE 2 – PROPERTY TAX CALENDAR

Property taxes are billed and collected for the City by the County Tax Collector according to Florida Statute, under the following calendar:

Valuation Date:	January 1
Levy Date:	November 1
Due Date:	November 1 through March of the Following Year
Delinquency Date:	April 1, of the Following Year

NOTE 3 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

On or before September 1 each year, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing October 1. A public hearing is conducted at City Hall to obtain taxpayer comments. Prior to October 1, the budget is legally enacted through passage of an ordinance.

Annual budgets are adopted for the General Fund, Special Revenue Fund, and the Debt Service Fund on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at the end of each fiscal year for these funds.

Budgetary control is maintained at the department level. Department Heads are permitted to transfer appropriations between line items within their department, with the approval of the City Manager. All other types of budget transfers or amendments must be approved by the City Commission. Expenditures may not legally exceed budgeted appropriations at the department level.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 4 – CASH AND INVESTMENTS

The City maintains a cash and investment pool is designed for use by all funds. For the purposes of cash flows, the City considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents. In addition, investments are separately held and accounted for by several of the City’s funds where contractual agreements and bond covenants provide for and require such arrangements.

At year-end, the carrying amount of the City’s cash deposits was \$5,139,996 and the bank balance was \$5,524,206. The bank balance was covered by federal depository insurance or by collateral held by the City’s custodial bank which is pledged to a state trust fund that provides security for amounts held in excess of Federal Deposit Insurance Corporation (FDIC) coverage in accordance with the *Florida Security for Public Deposits Act*, Chapter 280, Florida Statutes. The *Florida Security for Public Deposits Act* established guidelines for qualification and participation by banks and savings associations, procedures for the administration of the collateral requirements and characteristics of eligible collateral.

State Statutes govern the City’s investment policies. The basic allowable investment instruments include the Local Government Surplus Funds Trust Fund (State Board); Securities and Exchange Commission (SEC) registered money market funds with the highest credit quality rating; interest-bearing time deposits or savings accounts in qualified public depositories; direct obligations of the United States Treasury; Federal agencies and instrumentalities; other investments authorized by law or ordinance for a county or municipality.

The total cash and investment balances of the City at September 30, 2025 are comprised of the following items:

Cash	Fair Value	Credit Rating	Investment Maturity
Petty cash	\$ 43,687	N/A	N/A
Public depository accounts			
Checking	5,139,996	N/A	N/A
Total cash and cash equivalents	5,183,683		
<u>Investments</u>			
Investment with State Board of Administration:			
Florida PRIME (S&P Rating)	101,116,624	AAAm	Less than 1 year
Total investments	101,116,624		
Total cash and investments	\$ 106,300,307		
Amounts as presented on the entity wide statement of net position:			
Cash and investments	\$ 99,565,642		
Restricted cash and investments	6,734,665		
Total cash and investments	\$ 106,300,307		

Governmental entities are required to record investments at fair value, unless an exception applies, and disclose the fair value measurement and hierarchy. Investments in non-participating interest-earning investment contracts (certificates of deposit) are recorded at cost and are excluded from fair value measurement.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 4 – CASH AND INVESTMENTS (CONTINUED)

The City's investment with the State Board of Administration (Florida PRIME) qualifies under the provisions of GASB Statement No. 79, to be measured at amortized cost for financial reporting purposes. The Florida PRIME generally has no limitations or restrictions on participant withdrawals including redemption notices and maximum transaction amounts. With regard to redemption gates, the SBA may, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, limit contributions to or withdrawals from the trust fund for up to 17 days.

Restricted Cash

Restricted cash and cash equivalents at September 30, 2025 are as follows:

Fund	Education/ Confiscation/ Donations	Customer Deposits	Capital Improvements	Total
General Fund	\$ 1,361,394	\$ -	\$ -	\$ 1,361,394
Community Redevelopment	-	-	4,241,083	4,241,083
Utility	-	1,132,188	-	1,132,188
Total	\$ 1,361,394	\$ 1,132,188	\$ 4,241,083	\$ 6,734,665

Risk Disclosure

The City's investments conform to the provisions of Florida Statutes, Section 218.415. The following items discuss the City and pension plans' exposure to various risks:

Interest Rate Risk – The City has fixed rate investments that would be subject to interest rate risk. The City's investment policy states that investment maturities will be structured to match known cash needs and anticipated cash flow requirements. Currently, all of the City's investments have maturities of less than one year. The pension plans' investment policies do not have any restrictions as to the maturity or duration of fixed income securities.

Custodial Credit Risk – For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City and the pension plans generally utilize third-party custodians to help manage custodial credit risk.

Concentration of Credit Risk – The pension plans' investment policies and practices require investments to be diversified to the extent practicable to control the risk of loss resulting from an overconcentration of assets in a specific maturity, issuer, instrument, dealer, or bank through which financial instruments are purchased and sold. No more than 5% of the plans' assets shall be invested in the common stock or capital stock of any one issuing company, nor shall the aggregate investment in any one issuing company exceed 5% of the outstanding capital stock of the company. The value of bonds issued by any one single corporation shall not exceed 10% of the total fund. The value of bonds denominated in U.S. dollars that are issued by a foreign bank or corporation shall not exceed 15% of the total fund. Investments in corporate common stock and convertible bonds shall not exceed 75% of plan assets at fair value. Foreign securities (including equity and fixed income securities) shall not exceed 25% of plan assets at fair value.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 4 – CASH AND INVESTMENTS (CONTINUED)

Risk Disclosure (Continued)

Credit Quality Risk – Credit quality risk is the risk that investments in debt securities will default. The City’s investment policy authorizes investment in SEC registered securities with the highest credit quality ratings (AAA/AA) from nationally recognized rating agencies. The pension plans’ investment policy requires that fixed income securities have a minimum rating of investment grade or higher as reported by a major credit rating service. Any money market funds must have a minimum rating of Standard & Poor’s A1 or Moody’s P1.

The credit quality distribution for the City’s pension trust fund investments is as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>S&P Rating</u>	<u>Average Effective Duration (Years)</u>
Fixed income	\$ 4,537,413	AA	4.21
Fixed income	666,999	A	5.28
Fixed income	1,520,961	BBB	4.64
Fixed income	37,762	Unrated	4.17
Total	<u>\$ 6,763,135</u>		

<u>Investment Type</u>	<u>Fair Value</u>	<u>S&P Rating</u>	<u>Average Effective Duration (Years)</u>
Fixed income	\$ 2,044,495	A	6.6
Fixed income	2,079,348	BB	3.91
Total	<u>\$ 4,123,843</u>		

<u>Investment Type</u>	<u>Fair Value</u>	<u>S&P Rating</u>	<u>Average Effective Duration (Years)</u>
U.S. government securities and agencies	\$ 1,826,548	AAA - NR	4.52
Corporate bonds	803,040	AA+ - BBB+	4.14
Domestic fixed income	2,799,416	NR	6.13
International fixed income	878,704	A - BBB+	3.84
Temporary investment funds	452,101	NR	Daily
Total	<u>\$ 6,759,809</u>		

Fair Value Measurements

The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

- **Level 1 Inputs** – are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- **Level 2 Inputs** – are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- **Level 3 Inputs** – are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 4 – CASH AND INVESTMENTS (CONTINUED)

Fair Value Measurements (Continued)

The fair value measurements for the City's pension trust fund investments are as follows at September 30, 2025:

General Employees' Retirement System

<u>Investment</u>	<u>Fair Value Hierarchy</u>			
	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Fixed income	\$ 6,763,135	\$ -	\$ 6,763,135	\$ -
Mutual fund equities	56,063,942	-	56,063,942	-
Alternative strategies	4,601,179	-	4,601,179	-
Real estate funds	5,279,124	-	-	5,279,124
Total investments at fair value level	<u>\$ 72,707,380</u>	<u>\$ -</u>	<u>\$ 67,428,256</u>	<u>\$ 5,279,124</u>

Police Officers' Retirement System

<u>Investment</u>	<u>Fair Value Hierarchy</u>			
	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Equity securities	\$ 25,092,511	\$ 7,976,906	\$ 17,115,605	\$ -
Fixed income	4,123,843	-	4,123,843	-
Real estate funds	3,731,323	-	-	3,731,323
Total investments at fair value level	<u>\$ 32,947,677</u>	<u>\$ 7,976,906</u>	<u>\$ 21,239,448</u>	<u>\$ 3,731,323</u>

Firefighters' Retirement System

<u>Investment</u>	<u>Fair Value Hierarchy</u>			
	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
U.S. government securities	\$ 1,826,548	\$ -	\$ 1,801,553	\$ 24,995
Corporate bonds	803,040	-	803,040	-
Domestic fixed income	2,799,416	-	2,799,416	-
International fixed income	878,704	-	878,704	-
International equity	2,119,416	-	2,119,416	-
Domestic equity	14,140,021	14,140,021	-	-
Temporary investments	452,101	452,101	-	-
Total investments at fair value level	<u>\$ 23,019,246</u>	<u>\$ 14,592,122</u>	<u>\$ 8,402,129</u>	<u>\$ 24,995</u>

U.S. government obligations are valued based on prices quoted in active markets and are categorized as Level 1 in the fair value hierarchy. Federal agency securities and mortgages are categorized as Level 1 or Level 2, depending on whether the individual securities are quoted in active markets, otherwise they are valued using matrix pricing techniques that value securities based on their relationship to benchmark quoted prices. Corporate bonds, corporate ABSs, and municipal bonds are valued using quoted prices for similar securities in active markets and are categorized as Level 2 in the fair value hierarchy. Real estate funds are valued at Net Asset Value (NAV) which is determined using certified annual appraisals of investment properties held by the fund.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 5 – RECEIVABLES

Receivables as of year-end, including the applicable allowances for uncollectible accounts, are as follows:

	<u>Accounts Receivable</u>	<u>Unbilled Receivable</u>	<u>Due from Other Governments</u>	<u>Leases Receivable</u>	<u>Allowance</u>	<u>Net Total Receivables</u>
Governmental Activities						
General	\$2,012,001	\$ -	\$ 4,372,747	\$ 3,265,002	\$ -	\$ 9,649,750
Community Redevelopment	-	-	1,058,878	-	-	1,058,878
	<u>\$2,012,001</u>	<u>\$ -</u>	<u>\$ 5,431,625</u>	<u>\$ 3,265,002</u>	<u>\$ -</u>	<u>\$10,708,628</u>
Business-Type Activities						
Utility	\$3,226,462	\$1,495,844	\$ 1,816,987	\$ -	\$ (959,005)	\$ 5,580,288
Stormwater Drainage	141,268	83,570	687,672	-	(103,022)	809,488
Solid Waste	521,889	308,086	200	-	(124,248)	705,927
Marina	25,127	-	15,240	67,055	-	107,422
Visitors Information Center	-	-	92,344	-	-	92,344
	<u>\$3,914,746</u>	<u>\$1,887,500</u>	<u>\$ 2,612,443</u>	<u>\$ 67,055</u>	<u>\$ (1,186,275)</u>	<u>\$ 7,295,469</u>

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	<u>Balance October 1</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Balance September 30</u>
Governmental Activities					
Capital assets, not being depreciated					
Land	\$ 10,557,390	\$ 9,382,511	\$ -	\$ -	\$ 19,939,901
Construction in progress	3,601,465	5,988,298	-	(407,530)	9,182,233
Total capital assets, not being depreciated	<u>14,158,855</u>	<u>15,370,809</u>	<u>-</u>	<u>(407,530)</u>	<u>29,122,134</u>
Capital assets, being depreciated					
Buildings and improvements	22,967,521	2,266,800	-	227,616	25,461,937
Infrastructure	31,443,502	886,045	-	179,914	32,509,461
Furniture and other equipment	16,932,091	1,575,660	(556,225)	-	17,951,526
Total capital assets, being depreciated	<u>71,343,114</u>	<u>4,728,505</u>	<u>(556,225)</u>	<u>407,530</u>	<u>75,922,924</u>
Less accumulated depreciation for					
Buildings and improvements	(15,222,163)	(347,302)	-	-	(15,569,465)
Infrastructure	(14,120,369)	(1,067,705)	-	-	(15,188,074)
Furniture and other equipment	(10,470,071)	(1,712,071)	553,035	-	(11,629,107)
Total accumulated depreciation	<u>(39,812,603)</u>	<u>(3,127,078)</u>	<u>553,035</u>	<u>-</u>	<u>(42,386,646)</u>
Total capital assets, being depreciated, net	<u>31,530,511</u>	<u>1,601,427</u>	<u>(3,190)</u>	<u>407,530</u>	<u>33,536,278</u>
Governmental activities capital assets, net	<u>\$ 45,689,366</u>	<u>\$16,972,236</u>	<u>\$ (3,190)</u>	<u>\$ -</u>	<u>\$ 62,658,412</u>

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 6 – CAPITAL ASSETS (CONTINUED)

	<u>Balance October 1</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Balance September 30</u>
Business-Type Activities					
Capital assets, not being depreciated					
Land	\$ 1,401,829	\$ 251,840	\$ -	\$ -	\$ 1,653,669
Construction in progress	7,867,328	5,102,130	-	(2,147,587)	10,821,871
Total capital assets, not being depreciated	<u>9,269,157</u>	<u>5,353,970</u>	<u>-</u>	<u>(2,147,587)</u>	<u>12,475,540</u>
Capital assets, being depreciated					
Buildings and improvements	60,414,313	89,718	-	2,531	60,506,562
Infrastructure	193,449,421	8,396,646	-	2,145,056	203,991,123
Furniture and other equipment	10,329,182	1,604,944	(398,046)	-	11,536,080
Total capital assets, being depreciated	<u>264,192,916</u>	<u>10,091,308</u>	<u>(398,046)</u>	<u>2,147,587</u>	<u>276,033,765</u>
Less accumulated depreciation for					
Buildings and improvements	(36,736,457)	(874,570)	-	-	(37,611,027)
Infrastructure	(81,428,402)	(7,024,304)	-	-	(88,452,706)
Furniture and other equipment	(6,820,183)	(1,179,281)	357,958	-	(7,641,506)
Total accumulated depreciation	<u>(124,985,042)</u>	<u>(9,078,155)</u>	<u>357,958</u>	<u>-</u>	<u>(133,705,239)</u>
Total capital assets, being depreciated, net	<u>139,207,874</u>	<u>1,013,153</u>	<u>(40,088)</u>	<u>2,147,587</u>	<u>142,328,526</u>
Business-type activities capital assets, net	<u>\$ 148,477,031</u>	<u>\$ 6,367,123</u>	<u>\$ (40,088)</u>	<u>\$ -</u>	<u>\$ 154,804,066</u>

Depreciation expense was charged to the functions of the government as follows:

Governmental Activities	
General government	\$ 1,468,711
Public safety	876,745
Physical environment	357,919
Transportation	369,968
Culture and recreation	53,735
Total depreciation and amortization expense, governmental activities	<u>\$ 3,127,078</u>
Business-Type Activities	
Utility Fund	\$ 6,741,778
Stormwater Drainage Fund	791,395
Solid Waste Fund	442,606
Marina Fund	539,144
Visitor Information Center Fund	563,232
Total depreciation expense, business-type activities	<u>\$ 9,078,155</u>

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of September 30, 2025 is as follows:

	Due From		Total
	General Fund	Solid Waste	
Due To			
Utility Fund	\$ 2,737,983	\$ 2,448,509	\$ 5,186,492
Total	\$ 2,737,983	\$ 2,448,509	\$ 5,186,492

The interfund amounts represent amounts loaned to or borrowed from other funds to assist in financing the operations of the borrowing fund.

Interfund Transfers:

	Transfers In						Visitor Information Center	Total
	General	Debt Service	Community Redevelopment	Utility	Solid Waste	Marina		
Transfers Out								
General	\$ -	\$ 1,432,250	\$ 2,879,153	\$ 200,000	\$ 569,924	\$ 30,000	\$ -	\$ 5,111,327
Debt service	-	-	-	-	-	-	191,319	191,319
Community Redevelopment	-	-	-	-	-	-	1,445,500	1,445,500
Utility	1,385,713	-	-	-	-	-	-	1,385,713
Stormwater Drainage	194,427	-	-	-	-	-	-	194,427
Solid Waste	271,416	-	-	-	-	-	-	271,416
Marina	161,766	-	-	-	-	-	-	161,766
Visitor Information Center	1,677,817	-	-	-	-	-	-	1,677,817
Total	\$ 3,691,139	\$ 1,432,250	\$ 2,879,153	\$ 200,000	\$ 569,924	\$ 30,000	\$ 1,636,819	\$ 10,439,285

Transfers are used to move unrestricted revenues collected to finance various programs accounted for in other funds in accordance with budgetary authorizations and to segregate money for anticipated capital projects. Transfers are also used to move appropriated funds to cover debt service.

NOTE 8 – LONG-TERM DEBT

Revenue Bonds and Notes

Capital Improvement and Refunding Revenue Bonds, Series 2017

On December 14, 2017, the City issued Capital Improvement and Refunding Revenue Bonds totaling \$18,395,000 to advance refund the remaining outstanding principal amount of the City’s Capital Improvement and Refunding Revenue Bonds, Series 2004 maturing on October 1, 2030 and all of the Series 2011 Bonds maturing on October 1, 2041; and to finance the costs of the design, installation, acquisition, construction reconstruction and equipping of various capital projects of the City including without limitation, capital improvements to the City’s parking and access management system; and to pay the costs of issuing the Series 2017 Bonds. This issuance savings results in a \$2,709,447 difference in cash flow requirements with a present value economic gain of \$1,913,284. These bonds were split between governmental and business-type activities.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8 – LONG-TERM DEBT (CONTINUED)

Revenue Bonds and Notes (Continued)

Capital Improvement Refunding Revenue Note, Series 2021:

On July 9, 2021, the City issued a Capital Improvement Refunding Revenue Note totaling \$5,541,000. The Note was issued for the purpose of: (i) currently refunding all of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 2011B, and (ii) paying certain costs of issuance incurred with respect thereto. The proceeds of the Refunded Bonds were used to finance: (i) the current refunding of the City's outstanding Public Service Tax and Guaranteed Entitlement Revenue Refunding and Improvement Bonds, Series 1992, (ii) the acquisition, relocation, construction and/or equipping of a parking garage, a fire station and related facilities on different sites of the City and other capital projects of the City, (iii) the capitalization of interest on a portion of the Refunding Bonds, and (iv) the cost of issuance with respect to the Refunded Bonds. This issuance results in a \$752,451 difference in cash flow requirements with a present value economic gain of \$705,305. These bonds were split between governmental and business-type activities.

Water and Sewer Revenue Note, Series 2022:

On March 4, 2022, the City issued a Water and Sewer Revenue Note totaling \$12,935,000. The note was issued for the purpose of: (i) acquiring, constructing, and equipping various capital improvements to the City's Water and Sewer System, and (ii) paying certain costs of issuance incurred with respect thereto.

Capital Improvement Refunding Revenue Bond, Series 2023:

On July 13, 2023, the City issued a Capital Improvement Refunding Revenue Bond totaling \$13,450,000. The note was issued for the purpose of: (i) refunding all the City's outstanding capital improvement refunding revenue bonds, series 2013, and (ii) paying certain costs of issuance incurred with respect thereto.

Notes Payable from Direct Borrowings

State Revolving Fund Loan – DW 550410:

On May 9th, 2017, the State of Florida Department of Environmental Protection, State Revolving Fund Loan was obtained for the purpose of providing financing for the planning, design, and construction of various public water systems projects. The loan is payable from and secured by pledged gross revenues of the water and/or sewer system. Principal and interest paid for the current fiscal year was \$363,379.

As of September 30, 2025, outstanding principal was \$6,619,813. The loan bears interest at 1.24%. The City must fix, establish, maintain, and collect water and/or sewer system revenues which will at least equal 115% of the debt service requirements each fiscal year plus 100% of all additional debt service requirements.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 8 – LONG-TERM DEBT (CONTINUED)

Notes Payable from Direct Borrowings (Continued)

State Revolving Fund Loan – DW 550410 (Continued):

Revenue bonds and notes payable from direct borrowings debt service requirements to maturity are as follows:

Fiscal Year	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 400,611	\$ 838,815	\$ 1,239,426	\$ 2,645,375	\$ 929,567	\$ 3,574,942
2027	406,630	833,535	1,240,165	2,714,227	864,892	3,579,119
2028	421,414	828,175	1,249,589	2,783,387	789,219	3,572,606
2029	424,758	822,274	1,247,032	2,866,061	710,865	3,576,926
2030	1,433,975	816,328	2,250,303	1,981,936	629,430	2,611,366
2031-2035	1,933,680	3,791,901	5,725,581	15,689,950	1,686,578	17,376,528
2036-2040	10,781,451	2,292,355	13,073,806	2,275,359	173,476	2,448,835
2041	2,490,196	124,510	2,614,706	149,804	7,490	157,294
	<u>\$ 18,292,715</u>	<u>\$ 10,347,893</u>	<u>\$ 28,640,608</u>	<u>\$ 31,106,099</u>	<u>\$ 5,791,517</u>	<u>\$ 36,897,616</u>

Changes in Long-Term Liabilities

The following is a summary of long-term debt transactions of the City for the year ended September 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Capital improvement and refunding revenue bonds	\$ 16,233,479	\$ -	\$ -	\$ 16,233,479	\$ -
Capital improvement refunding revenue note	2,453,159	-	(393,923)	2,059,236	400,611
Bond premiums	1,728,384	-	(126,644)	1,601,740	-
Total bonds and notes	20,415,022	-	(520,567)	19,894,455	400,611
Compensated absences	4,683,938	-	(108,906)	4,575,032	228,752
Total OPEB liability	1,175,378	81,576	(419,584)	837,370	51,211
Net pension liability	2,328,397	7,900,571	(8,140,186)	2,088,782	208,854
Total governmental activities	<u>\$ 28,602,735</u>	<u>\$ 7,982,147</u>	<u>\$ (9,189,243)</u>	<u>\$ 27,395,639</u>	<u>\$ 889,428</u>
Business-type activities					
Capital improvement and refunding revenue bonds	\$ 13,526,522	\$ -	\$ (835,000)	\$ 12,691,522	\$ 865,000
Capital improvement refunding revenue note	1,214,841	-	(195,077)	1,019,764	198,389
Water and Sewer revenue note	11,865,000	-	(1,090,000)	10,775,000	1,110,000
Revolving fund loan	6,895,143	-	(275,330)	6,619,813	471,986
Bond premiums	1,583,353	-	(235,688)	1,347,665	-
Total revenue bonds	35,084,859	-	(2,631,095)	32,453,764	2,645,375
Compensated absences	1,215,909	-	(46,898)	1,169,011	58,261
Total OPEB liability	523,043	36,309	(186,722)	372,630	22,789
Net pension liability	1,218,564	5,108,544	(4,976,492)	1,350,616	135,046
Total business-type activities	<u>\$ 38,042,375</u>	<u>\$ 5,144,853</u>	<u>\$ (7,841,207)</u>	<u>\$ 35,346,021</u>	<u>\$ 2,861,471</u>

The total OPEB liability, and the net pension liability are liquidated by the fund which pays the corresponding employee's payroll expenses, retirement contribution, and health insurance expenses. For governmental activities, this is primarily paid by the General Fund. The change in compensated absences above is presented net in accordance with GASB 101.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS

General Employees’ Retirement System (GERS Plan)

Plan Description – All regular full-time City employees who are not classified as full-time sworn police officers or firefighters are eligible to participate in the GERS Plan, a single-employer, defined benefit pension plan.

Plan Administration – The GERS Plan is governed by a five-member pension board. Two members are elected by the general employees, two by the City Commission and one by the other four members. The City and the Plan participants are obligated to fund all Plan costs based on actuarial valuations. The City establishes plan benefit levels and the Board of Trustees approves the actuarial assumptions used in the determination of contribution levels.

Plan Membership – GERS Plan membership consisted of the following as of September 30:

	2025	2024
Number of participants:		
Active	274	267
Inactive members or beneficiaries		
currently receiving benefits	200	198
Vested terminated	11	14
Inactive or limited participants	44	31
Total	529	510

Benefits Provided – Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of credited service to a maximum of 35 years, monthly benefits shall be earned at the rate of two and one-half percent of the member's average final salary. A supplemental annuity benefit is available to senior managers and directors pay grade 32 or above, and the police and fire chief who retire after March 31, 2002, with ten or more years of credited service earned after March 31, 2002. The annuity amount is .5% of final average compensation times credited service up to 35 years for service in pay grades 32 through 35 or for service as police or fire chief plus 1% of final average compensation times credited service up to 35 years for pay grades 36 or higher. Benefits are paid for the life of the participant with 60% continued to a surviving eligible spouse or domestic partner, unless optional forms of payment are elected. Eligibility for normal retirement is the earlier of age 65 and five years of service, age 60 and ten years of service or age 55 and 25 years of service. No benefits will be paid to a member upon termination if the termination occurs prior to the completion of ten years of service. The member, however, will receive his or her contributions to the plan, along with interest. Members with ten or more years of service who have attained age and service conditions for normal retirement but are within five years of the earliest normal retirement date may elect to have their retirement benefits calculated as if the member had retired at an eligible normal retirement date up to five years earlier on or after February 23, 2006. Benefits that would have been payable are accumulated at interest to date of termination and paid or rolled over in a single sum, and payments are made directly to the member thereafter.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

General Employees’ Retirement System (GERS Plan) (Continued)

Funding Policy – The funding policy is established by City Ordinance. The City’s funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are adequate to accumulate sufficient assets to pay benefits when due.

Police Officers’ Retirement System (PORS Plan)

Plan Description – Any police officer who is a regular member of the police department of the City is a member of this retirement system, a single-employer, defined benefit pension plan. The PORS Plan provides retirement, disability, and death benefits to Plan members.

Plan Administration – The PORS Plan is governed by a five-member pension board. Two members are elected by participants, two by the City Commission and one by the other four members. The City establishes the Plan’s benefit levels and the Plan’s Board of Trustees approves the actuarial assumptions used in the determination of contribution levels.

Plan Membership – FPOP Plan membership as of September 30, consisted of the following:

	2025	2024
Number of participants:		
Active	56	56
Inactive members or beneficiaries		
currently receiving benefits	34	35
Drop retirees	7	6
Disabled members	3	3
Vested terminated	4	4
Inactive or limited participants	2	1
Total	106	105

Benefits Provided – The plan provides retirement, termination, disability, and death benefits. Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of creditable service, monthly benefits shall be earned at the rate of 2.5% to 3.0% of the member’s average final salary. Benefits are paid for life with 120 monthly payments guaranteed. Eligibility for normal retirement is the earlier of age 55 and ten years of service or 25 years of service regardless of age. No benefits will be paid to a member upon termination if termination occurs prior to the completion of ten years of service.

The Deferred Retirement Option Program (DROP) allows participants eligible for regular retirement to continue employment for a maximum of five years and receive retirement benefits during this period. Employee contributions to the plan are discontinued, and the retirement benefits are transferred to the DROP reserve monthly, payable in full upon retirement. As of September 30, 2025, the balance of the Police Officers’ Retirement System DROP plan is \$1,114,480.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Police Officers’ Retirement System (PORS Plan) (Continued)

Funding Policy – Contributions by retirement system members are based on five and one-half percent (5.5%) of compensation, while the City continues (since December 1988) to contribute one percent (1%) of compensation for members. The Board of Trustees for the Plan anticipates the above funding methods will result in all members’ benefits being fully provided for by the time of their retirement. The Plan’s funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due. The rate contributed by the City as of September 30, 2025 was 20.52%.

Firefighters’ Retirement System (FFRS Plan)

Plan Description – All full-time firefighters and volunteers carried in the active membership rolls of the Fire Department of the City. Participation in the Plan is required as a condition of employment.

Plan Administration – The FFRS Plan is governed by a five-member pension board. Two firefighters, two City residents and a fifth member elected by the other four members.

Plan Membership – FFRS Plan membership as of September 30, 2025 and 2024, consisted of the following:

	2025	2024
Number of participants:		
Active	34	35
Inactive members or beneficiaries		
currently receiving benefits	24	21
Drop retirees	3	4
Disabled members	2	2
Vested terminated	4	4
Inactive or limited participants	1	1
Total	68	67

Benefits Provided – The plan provides retirement, death and disability benefits. Benefits are calculated using the average of the highest five years of earnings within ten years of retirement or termination. For each year of credited service to a maximum of 35 years, monthly benefits shall be earned at the rate of 3% of the members’ average final compensation. Benefits are paid for life of the participant with ten years certain. Eligibility for normal retirement is the earlier of age 55 and ten years of credited service or 25 years of credited service, regardless of age. No benefits will be paid to a participant if termination occurs prior to the completion of ten years of service. Such participants, however, will receive their contributions to the plan along with 3% interest.

The Deferred Retirement Option Program (DROP) allows participants eligible for regular retirement to continue employment for a maximum of five years and receive retirement benefits during this period. Employee contributions to the plan are discontinued, and the retirement benefits are transferred to the DROP reserve monthly, payable in full upon retirement. As of September 30, 2025, the balance of the Firefighters’ Retirement System DROP plan is \$358,491.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Firefighters' Retirement System (FFRS Plan) (Continued)

Funding Policy – Contributions by retirement system members is five percent (5.0%) of compensation. Prior to October 1, 1993, contributions to the Plan were made on an after-tax basis. Subsequent to this date, contributions are made on a pre-tax basis pursuant to an amendment to the Plan. These contributions are designated as employer contributions under Section 414(h)(2) of the Internal Revenue Code.

Additional Disclosures

Net Pension Liability:

The components of the net pension liability (asset) for each plan on September 30, 2025 were as follows:

General Employees' Retirement System	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a-b)
Balances at September 30, 2024	\$ 70,665,089	\$ 67,576,423	\$ 3,088,666
Changes for the year:			
Service cost	1,404,391	-	1,404,391
Interest on total pension liability	4,913,326	-	4,913,326
Changes of benefit terms	-	-	-
Differences between expected and actual experience	6,599,159	-	6,599,159
Change in assumptions	-	-	-
Benefit payments, including refunds of contributions	(4,753,826)	(4,753,826)	-
Contributions - employer	-	4,333,744	(4,333,744)
Contributions - employee	-	695,249	(695,249)
Net investment income	-	7,629,390	(7,629,390)
Administrative expenses	-	(92,239)	92,239
Net change	<u>8,163,050</u>	<u>7,812,318</u>	<u>350,732</u>
Balances at September 30, 2025	<u>\$ 78,828,139</u>	<u>\$ 75,388,741</u>	<u>\$ 3,439,398</u>
Police Officers' Retirement System	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a-b)
Balances at September 30, 2024	\$ 31,258,344	\$ 31,063,971	\$ 194,373
Changes for the year:			
Service cost	794,591	-	794,591
Interest on total pension liability	2,213,764	-	2,213,764
Share plan allocation	159,841	-	159,841
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(281,689)	-	(281,689)
Change in assumptions	-	-	-
Benefit payments, including refunds of contributions	(1,304,044)	(1,304,044)	-
Contributions - employer and state	-	974,298	(974,298)
Contributions - employee	-	286,246	(286,246)
Net investment income	-	4,118,999	(4,118,999)
Administrative expenses	-	(74,012)	74,012
Net change	<u>1,582,463</u>	<u>4,001,487</u>	<u>(2,419,024)</u>
Balances at September 30, 2025	<u>\$ 32,840,807</u>	<u>\$ 35,065,458</u>	<u>\$ (2,224,651)</u>

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability (Continued):

Firefighters' Pension	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a-b)
Balances at September 30, 2024	\$ 20,368,669	\$ 20,104,747	\$ 263,922
Changes for the year:			
Service cost	526,650	-	526,650
Interest on total pension liability	1,465,305	-	1,465,305
Share plan allocation	91,065	-	91,065
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(274,604)	-	(274,604)
Change in assumptions	442,701	-	442,701
Benefit payments, including refunds of contributions	(803,072)	(803,072)	-
Contributions - employer and state	-	814,942	(814,942)
Contributions - employee	-	141,782	(141,782)
Net investment income	-	2,847,089	(2,847,089)
Administrative expenses	-	(58,192)	58,192
Net change	<u>1,448,045</u>	<u>2,942,549</u>	<u>(1,494,504)</u>
Balances at September 30, 2025	<u>\$ 21,816,714</u>	<u>\$ 23,047,296</u>	<u>\$ (1,230,582)</u>

The components of the City's net pension liability (asset) measured as of September 30, 2025 are as follows:

	General Employees'	Police Officers'	Firefighters'	Total
Total pension liability	\$ 78,828,139	\$ 32,840,807	\$ 21,816,714	\$ 133,485,660
Plan fiduciary net position	(75,388,741)	(35,065,458)	(23,047,296)	(133,501,495)
City's net pension liability	<u>\$ 3,439,398</u>	<u>\$ (2,224,651)</u>	<u>\$ (1,230,582)</u>	<u>\$ (15,835)</u>
Plan fiduciary net position as a percentage of the net pension liability	95.64%	106.77%	105.64%	100.01%

Differences between plan fiduciary net position presented above and the amounts presented in the financial statements are due to certain accruals which are the result of timing differences. These differences are not considered to be significant.

For the year ended September 30, 2025, the City recognized total pension expense of as follows:

	General Employees'	Police Officers'	Firefighters'	Total
Total pension expense	\$ 1,939,431	\$ 496,013	\$ 523,423	\$ 2,958,867

The City reported deferred outflows of resources and deferred inflows of resources to pensions from the following sources:

	General Employees'	Police Officers'	Firefighters'	Total
Deferred Outflows of Resources				
Changes of assumptions	\$ 88,790	\$ 290,775	\$ 484,545	\$ 864,110
Differences between expected and actual experience	6,877,375	761,592	621,620	8,260,587
	<u>\$ 6,966,165</u>	<u>\$ 1,052,367</u>	<u>\$ 1,106,165</u>	<u>\$ 9,124,697</u>

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability (Continued):

	General Employees'	Police Officers'	Firefighters'	Total
Deferred Inflows of Resources				
Changes of assumptions	\$ 1,352,960	\$ -	\$ -	\$ 1,352,960
Differences between expected and actual experience	-	224,201	278,806	503,007
Net difference between projected and actual earnings on investments	4,472,664	2,880,636	2,360,131	9,713,431
	<u>\$ 5,825,624</u>	<u>\$ 3,104,837</u>	<u>\$ 2,638,937</u>	<u>\$ 11,569,398</u>

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent reporting period. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30,	General Employees'	Police Officers'	Firefighters'	Total
2026	\$ 2,100,735	\$ 230,567	\$ 204,830	\$ 2,536,132
2027	(572,199)	(917,928)	(867,601)	(2,357,728)
2028	(417,334)	(926,815)	(753,224)	(2,097,373)
2029	29,339	(438,294)	(144,794)	(553,749)
2030	-	-	28,017	28,017
	<u>\$ 1,140,541</u>	<u>\$ (2,052,470)</u>	<u>\$ (1,532,772)</u>	<u>\$ (2,444,701)</u>

Actuarial Assumptions:

The total pension liability was determined as of October 1, 2024 and projected to September 2025, using the following actuarial assumptions applied to all periods included in the measurement:

	GERS	PORS	FFRS
Inflation	2.75%	2.75%	2.50%
Salary increases	3.5% to 7%	3.5% to 7%	5.00%
Discount rate	7.05%	7.05%	7.15%
Investment rate of return	7.05%	7.05%	7.15%

Mortality Rate Healthy Active Lives:

Female: PubS.H.-2010 (Below Median) for Employees, set forward one year.

Male: PubH-2010 (Below Median) for Employees, set forward one year.

Mortality Rate Healthy Retiree Lives:

Female: PubS.H.-2010 for Healthy Retirees, set forward one year.

Male: PubS.H.-2010 (Below Median) for Healthy Retirees, set forward one year.

Mortality Rate Beneficiary Lives:

Female: PubG.H.-2010 (Below Median) for Healthy Retirees.

Male: PubG.H.-2010 (Below Median) for Healthy Retirees, set back one year.

Mortality Rate Disabled Lives:

80% PubG-H-2010 for Disabled Retirees/20% PubS.H- 2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvement Scale MP-2021.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions (Continued):

The above-described mortality assumption rates were mandated by Chapter 2015-157, *Laws of Florida*. The law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman’s July 1, 2021 FRS valuation report for special risk employees, with appropriate risk and collar adjustments made based on plan demographics. The actuary feels this assumption sufficiently accommodates future mortality.

The most recent actuarial experience study used to review the other significant assumptions was dated August 10, 2021.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan’s target asset allocations of September 30, 2025 are summarized in the following tables:

General Employees' Retirement System:

Target Allocation	Asset Class	Long-Term Expected Rate of Return
55%	Domestic equity	7.13%
10%	Foreign equity	8.11%
15%	Fixed income	5.02%
10%	Real estate	6.99%
5%	Alternative strategies	6.55%
5%	Cash	3.77%

Police Officers' Retirement System:

Target Allocation	Asset Class	Long-Term Expected Rate of Return
15%	Fixed income	5.02%
60%	Domestic equity	7.13%
5%	Foreign equity	8.11%
5%	Cash	3.77%
15%	Real estate	6.99%

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions (Continued):

Firefighters' Retirement System:

Target Allocation	Asset Class	Long-Term Expected Rate of Return
50%	Domestic equity	7.50%
10%	International equity	8.50%
35%	Fixed income	2.50%
5%	GTAA	3.50%

Discount Rate:

The discount rate used to measure the total pension liability was 7.05% for both the GERS and the PORS and 7.15% for the FFRS. The projection of cash flows used to determine the discount rate assumed that Plan member contributions will be made at current contribution rate and that City contributions will be made at rates equal to the difference between actuarial determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Position Liability to Changes in the Discount Rate:

As of September 30, 2025:

	1% Decrease 6.05%	Current Rate 7.05%	1% Increase 8.05%
GERS Plan Net Pension Liability	\$ 12,859,631	\$ 3,439,398	\$ (4,432,539)
	1% Decrease 6.05%	Current Rate 7.05%	1% Increase 8.05%
PORS Plan Net Pension Liability	\$ 1,931,029	\$ (2,224,651)	\$ (5,658,889)
	1% Decrease 6.15%	Current Rate 7.15%	1% Increase 8.15%
FFRS Plan Net Pension Liability	\$ (3,496,548)	\$ (1,230,582)	\$ 1,501,341

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of the Net Position Liability to Changes in the Discount Rate (Continued):

Statements of fiduciary net position and statements of changes in fiduciary net position for the City's defined benefit retirement system plans are as follows, as of and for the year ended September 30, 2025:

STATEMENTS OF FIDUCIARY NET POSITION

	General Employees' Pension Plan	Police Officers' Pension Plan	Firefighters' Pension Plan	Total
ASSETS				
Cash and cash equivalents	\$ 2,640,837	\$ 2,097,848	\$ -	\$ 4,738,685
Contributions receivable	-	-	33,971	33,971
Interest receivable	60,914	28,481	18,358	107,753
Investments, at fair value				
Fixed income	6,763,135	4,123,843	5,429,004	16,315,982
International fixed income investment fund	-	-	878,704	878,704
International equity investment fund	-	2,106,609	2,119,416	4,226,025
Domestic equity investment fund	56,063,942	22,985,902	14,140,021	93,189,865
Real estate funds	5,279,124	3,731,323	-	9,010,447
Alternative strategies	4,601,179	-	-	4,601,179
Temporary investments	-	-	452,101	452,101
Total investments	<u>72,707,380</u>	<u>32,947,677</u>	<u>23,019,246</u>	<u>128,674,303</u>
 Total assets	 <u>\$ 75,409,131</u>	 <u>\$ 35,074,006</u>	 <u>\$ 23,071,575</u>	 <u>\$ 133,554,712</u>
LIABILITIES				
Accounts payable	\$ 20,390	\$ 8,548	\$ 24,279	\$ 53,217
Total liabilities	<u>20,390</u>	<u>8,548</u>	<u>24,279</u>	<u>53,217</u>
NET POSITION				
Restricted for pension benefits	<u>75,388,741</u>	<u>35,065,458</u>	<u>23,047,296</u>	<u>133,501,495</u>
Total liabilities and net position	<u>\$ 75,409,131</u>	<u>\$ 35,074,006</u>	<u>\$ 23,071,575</u>	<u>\$ 133,554,712</u>

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 – RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of the Net Position Liability to Changes in the Discount Rate (Continued):

	<u>General Employees' Pension Plan</u>	<u>Police Officers' Pension Plan</u>	<u>Firefighters' Pension Plan</u>	<u>Total</u>
ADDITIONS				
Contributions				
City	\$ 4,333,744	\$ 684,561	\$ 500,755	\$ 5,519,060
Employees	695,249	282,706	141,782	1,119,737
State of Florida	-	289,737	314,187	603,924
Total contributions	<u>5,028,993</u>	<u>1,257,004</u>	<u>956,724</u>	<u>7,242,721</u>
Investment income				
Interest and dividends	1,676,470	1,092,867	1,023,327	3,792,664
Net appreciation in the fair value of investments	6,022,047	3,115,869	1,858,341	10,996,257
Investment expense	(69,127)	(86,197)	(34,579)	(189,903)
Net investment income	<u>7,629,390</u>	<u>4,122,539</u>	<u>2,847,089</u>	<u>14,599,018</u>
Total additions	<u>12,658,383</u>	<u>5,379,543</u>	<u>3,803,813</u>	<u>21,841,739</u>
DEDUCTIONS				
Pension benefits	4,588,172	1,304,044	803,072	6,695,288
Termination payments	165,654	-	-	165,654
Administrative expenses	92,239	74,012	58,192	224,443
Total deductions	<u>4,846,065</u>	<u>1,378,056</u>	<u>861,264</u>	<u>7,085,385</u>
Net change in plan net position	7,812,318	4,001,487	2,942,549	14,756,354
Plan net position, restricted for pension benefits:				
Beginning of year	67,576,423	31,063,971	20,104,747	118,745,141
End of year	<u>\$ 75,388,741</u>	<u>\$ 35,065,458</u>	<u>\$ 23,047,296</u>	<u>\$ 133,501,495</u>

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB)

Plan Description

The City provides optional post-employment benefits to all eligible individuals including lifetime medical, prescription, dental, and certain life insurance coverage through its single-employer benefit plan. Eligible individuals include all employees of the City who retire from active service under one of the pension plans sponsored by the City.

As of September 30, 2025, there were 334 future retirees, 12 retired and disabled participants receiving benefits, no spouses receiving benefits, and no other dependents receiving benefits for a total of 346 included in the valuation.

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Funding Policy

Currently the City’s OPEB benefits are unfunded. That is, there is no separate trust fund or equivalent arrangement into which the City would make contributions to advance-fund the obligation, as it does for its pension plans. Therefore, the ultimate subsidies which are provided over time are financed directly by the general assets of the City, which are invested in very short-term fixed income instruments. Although an actuarial valuation for OPEB was completed to measure current year’s subsidies and project future subsidies, the City Council has determined that a separate trust fund or equivalent arrangement will not be established.

Total OPEB Liability

The total OPEB liability was based on an actuarial valuation dated September 30, 2025. The total OPEB liability of \$1,210,000 was measured as of September 30, 2025.

Changes in the Total OPEB Liability

Balances at September 30, 2024	\$ 1,698,421
Changes for the year:	
Service cost	53,577
Interest	64,308
Changes of assumptions	(532,072)
Benefit payments	(74,234)
Net changes	<u>(488,421)</u>
Balances at September 30, 2025	<u><u>\$ 1,210,000</u></u>

Discount Rate

The discount rate used to measure total OPEB liability was 4.90%. There was no change in the discount rate from the previous year.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following table presents the total OPEB liability of the City as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	<u>1% Decrease</u>	<u>Current</u>	<u>1% Increase</u>
	<u>(3.90%)</u>	<u>Discount Rate</u>	<u>(5.90%)</u>
		<u>(4.90%)</u>	
Total OPEB liability	\$ 1,312,408	\$ 1,210,000	\$ 1,118,720

CITY OF ST. AUGUSTINE, FLORIDA

**NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

	<u>1% Decrease (4.0%)</u>	<u>Healthcare Cost Trend Rates (5.0%)</u>	<u>1% Increase (6.0%)</u>
Total OPEB liability	\$ 1,102,693	\$ 1,210,000	\$ 1,336,092

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended September 30, 2025, the City recognized OPEB expense of (\$72,217). At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 381,514
Change of assumptions and other inputs	24,458	465,563
	<u>\$ 24,458</u>	<u>\$ 847,077</u>

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the subsequent reporting period. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year Ending</u>	<u>Amount</u>
September 30:	
2026	\$ (245,037)
2027	(245,037)
2028	(66,509)
2029	(66,509)
2030	(66,509)
Thereafter	(133,018)
Total	<u>\$ (822,619)</u>

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of the valuation and the historical pattern of sharing benefit costs between the employer and plan members. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Actuarial Methods and Assumptions (Continued)

Actuarial methods and assumptions include the following:

Actuarial Valuation Date:	September 30, 2025
Measurement Date:	September 30, 2025
Reporting Date:	September 30, 2025
Actuarial Cost Method:	Entry Age Normal Cost.
Inflation Rate:	2.50%
Discount Rate:	4.90% per annum.
Projected Salary Increases:	3.5% - 7.0%
Healthcare Cost Trend Rate:	Based on the Getzen Model, with a trend of 6.25% for 2026, 6.00% for 2027, and gradually trending to an ultimate trend rate of 4.00%.

NOTE 11 – OTHER DISCLOSURES

Commitments and Contingencies

Grant Programs:

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal and state government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects amounts, if any, to be immaterial.

Litigation:

The City is currently involved in various forms of litigation. These cases are either in the early stages of litigation or are not expected to have a material effect on the financial position or results of operations of the City.

Risk Management:

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance.

Deferred Compensation Plan:

The City maintains a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. Since the inception of its plan on October 1, 1993, the City has deposited all funds in a custodial account with The Variable Annuity Life Insurance Company.

CITY OF ST. AUGUSTINE, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – OTHER DISCLOSURES (CONTINUED)

Commitments and Contingencies (Continued)

Construction Contract Commitments:

The following is a summary of construction contract commitments remaining at fiscal year-end:

Project	Contract Amount	Expended To-Date	Contract Balance
Various projects	\$ 78,151,239	\$ 8,530,949	\$ 69,620,290

NOTE 12 – SUBSEQUENT EVENT

The City has evaluated subsequent events through March 27, 2026 the date the financial statements were available to be issued.

Required Supplementary Information

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Property taxes	\$ 23,495,481	\$ 23,795,481	\$ 23,846,232	\$ 50,751
Other taxes	4,218,119	4,439,056	5,078,872	639,816
Licenses and permits	1,404,200	1,408,192	2,139,652	731,460
Intergovernmental revenues	2,119,250	2,178,966	2,293,113	114,147
Charges for services	7,140,390	7,601,390	8,374,513	773,123
Administrative overhead charges	6,349,434	6,349,434	6,349,434	-
Franchise fees	2,275,000	2,275,000	2,528,987	253,987
Fines and forfeitures	352,500	352,500	608,335	255,835
Grant revenues	760,000	19,872,901	2,396,957	(17,475,944)
Investment earnings	1,600,000	1,663,383	1,802,704	139,321
Miscellaneous revenues	996,490	17,698,918	3,038,374	(14,660,544)
Total revenues	<u>50,710,864</u>	<u>87,635,221</u>	<u>58,457,173</u>	<u>(29,178,048)</u>
Expenditures:				
Current				
General government				
City Commission	234,433	244,433	223,335	21,098
City Clerk	541,138	538,076	622,943	(84,867)
City Manager	1,705,315	1,758,966	1,556,363	202,603
Finance	1,104,083	1,181,003	1,073,972	107,031
Customer service	845,259	845,259	851,493	(6,234)
Information technology	1,187,162	1,268,735	1,119,177	149,558
Human resources	910,542	919,077	647,603	271,474
Purchasing	452,793	467,935	457,159	10,776
Legal	647,864	647,864	600,044	47,820
Planning	1,124,494	1,227,159	938,689	288,470
Other governmental	4,672,760	9,731,368	2,715,743	7,015,625
Facilities management	993,347	2,321,117	1,179,771	1,141,346
Total general government	<u>14,419,190</u>	<u>21,150,992</u>	<u>11,986,292</u>	<u>9,164,700</u>
Public safety:				
Police	11,145,626	11,236,522	10,864,958	371,564
Fire	5,650,440	6,573,870	5,694,493	879,377
Building and code enforcement	1,579,919	1,553,637	1,400,275	153,362
Total public safety	<u>18,375,985</u>	<u>19,364,029</u>	<u>17,959,726</u>	<u>1,404,303</u>
Physical environment				
Public works	4,094,495	4,462,117	4,768,954	(306,837)
Transportation:				
Streets	5,731,810	6,207,563	5,011,152	1,196,411
Culture and recreation:				
Recreation	2,601,545	2,859,985	2,597,831	262,154
Capital outlay	4,135,531	51,766,810	19,394,823	32,371,987
Total expenditures	<u>49,358,556</u>	<u>105,811,496</u>	<u>61,718,778</u>	<u>44,092,718</u>

(Continued)

CITY OF ST. AUGUSTINE, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 1,352,308</u>	<u>\$ (18,176,275)</u>	<u>\$ (3,261,605)</u>	<u>\$ (14,914,670)</u>
Other financing sources (uses)				
Proceeds from the sale of capital assets	25,000	125,848	-	(125,848)
Transfers in	3,691,139	14,254,714	3,691,139	(10,563,575)
Transfers out	<u>(5,068,447)</u>	<u>(5,304,190)</u>	<u>(5,111,327)</u>	<u>192,863</u>
Total other financing sources (uses)	<u>(1,352,308)</u>	<u>9,076,372</u>	<u>(1,420,188)</u>	<u>(10,496,560)</u>
Net change in fund balance	<u>-</u>	<u>(9,099,903)</u>	<u>(4,681,793)</u>	<u>4,418,110</u>
Fund balances, beginning of year	<u>33,054,641</u>	<u>33,054,641</u>	<u>33,054,641</u>	<u>-</u>
Fund balances, end of year	<u>\$ 33,054,641</u>	<u>\$ 23,954,738</u>	<u>\$ 28,372,848</u>	<u>\$ 4,418,110</u>

CITY OF ST. AUGUSTINE, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL – COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Property taxes	\$ 1,836,495	\$ 1,836,495	\$ 2,034,664	\$ 198,169
Grant revenues	671,300	671,300	578,985	(92,315)
Interest income	90,000	90,000	112,422	22,422
Other revenues	-	-	6,000	6,000
Total revenues	<u>2,597,795</u>	<u>2,597,795</u>	<u>2,732,071</u>	<u>134,276</u>
Expenditures				
Current				
General government	2,546,448	5,039,544	2,681,158	2,358,386
Capital outlay	1,225,000	2,239,092	678,894	1,560,198
Total expenditures	<u>3,771,448</u>	<u>7,278,636</u>	<u>3,360,052</u>	<u>3,918,584</u>
Deficiency of revenues under expenditures	<u>(1,173,653)</u>	<u>(4,680,841)</u>	<u>(627,981)</u>	<u>4,052,860</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	2,879,153	5,105,662	2,879,153	(2,226,509)
Transfers out	<u>(1,705,500)</u>	<u>(1,705,500)</u>	<u>(1,445,500)</u>	<u>260,000</u>
Total other financing sources, net	<u>1,173,653</u>	<u>3,400,162</u>	<u>1,433,653</u>	<u>(1,966,509)</u>
Change in fund balances	-	(1,280,679)	805,672	2,086,351
Fund balances, beginning	<u>3,626,625</u>	<u>3,626,625</u>	<u>3,626,625</u>	<u>-</u>
Fund balances, ending	<u>\$ 3,626,625</u>	<u>\$ 2,345,946</u>	<u>\$ 4,432,297</u>	<u>\$ 2,086,351</u>

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS – GENERAL EMPLOYEES' PENSION PLAN

Reporting period ending Measurement date	9/30/2025 9/30/2024	9/30/2024 9/30/2023	9/30/2023 9/30/2022	9/30/2022 9/30/2021	9/30/2021 9/30/2020	9/30/2020 9/30/2019	9/30/2019 9/30/2018	9/30/2018 9/30/2017	9/30/2017 9/30/2016	9/30/2016 9/30/2015
Total pension liability										
Service cost	\$ 1,404,391	\$ 1,354,964	\$ 1,260,975	\$ 1,128,957	\$ 1,083,642	\$ 1,161,167	\$ 1,212,444	\$ 1,070,512	\$ 934,169	\$ 877,693
Interest on total pension liability	4,913,326	4,854,770	4,487,708	4,321,201	4,094,536	3,972,631	3,899,091	3,662,089	3,354,032	3,199,137
Differences between expected and actual experience	6,599,159	2,896,712	1,318,676	939,098	1,880,879	816,742	(690,749)	1,205,174	-	292,529
Change of assumptions	-	(2,705,921)	2,825,095	662,535	1,249,629	99,193	279,597	270,408	2,259,593	293,019
Contributions - buy back	-	-	-	-	-	-	-	-	-	-
Benefit payments	(4,753,826)	(4,558,697)	(4,274,999)	(3,823,120)	(3,683,439)	(3,616,283)	(3,076,009)	(2,806,415)	(2,560,373)	(2,318,001)
Net change in total pension liability	8,163,050	1,841,828	5,617,455	3,228,671	4,625,247	2,433,450	1,624,374	3,401,768	3,987,421	2,344,377
Total pension liability - beginning	70,665,089	68,823,261	63,205,806	59,977,135	55,351,888	52,918,438	51,294,064	47,892,296	43,904,875	41,560,498
Total pension liability - ending (a)	\$78,828,139	\$ 70,665,089	\$ 68,823,261	\$ 63,205,806	\$ 59,977,135	\$ 55,351,888	\$ 52,918,438	\$ 51,294,064	\$ 47,892,296	\$ 43,904,875
Plan fiduciary net position										
Contributions - employer	\$ 4,333,744	\$ 3,909,307	\$ 3,529,837	\$ 3,040,396	\$ 3,010,252	\$ 2,935,788	\$ 3,054,301	\$ 2,720,877	\$ 2,199,188	\$ 1,981,476
Contributions - employee	695,249	625,976	567,622	505,122	527,391	551,940	464,544	440,965	417,923	403,094
Net investment income	7,629,390	10,875,314	4,768,372	(6,929,100)	11,146,101	4,986,042	849,095	2,977,936	4,487,841	2,936,911
Benefit payments	(4,753,826)	(4,558,697)	(4,268,027)	(3,823,120)	(3,683,439)	(3,616,283)	(3,076,009)	(2,806,415)	(2,560,372)	(2,318,001)
Administrative expenses	(92,239)	(78,611)	(75,164)	(80,334)	(80,636)	(68,950)	(68,479)	(65,056)	(59,340)	(57,582)
Net change in plan fiduciary net position	7,812,318	10,773,289	4,522,640	(7,287,036)	10,919,669	4,788,537	1,223,452	3,268,307	4,485,240	2,945,898
Plan fiduciary net position - beginning	67,576,423	56,803,134	52,280,494	59,567,530	48,647,861	43,859,324	42,635,872	39,367,565	34,882,325	31,936,427
Plan fiduciary net position - ending (b)	\$75,388,741	\$ 67,576,423	\$ 56,803,134	\$ 52,280,494	\$ 59,567,530	\$ 48,647,861	\$ 43,859,324	\$ 42,635,872	\$ 39,367,565	\$ 34,882,325
City's net pension liability - ending (a) - (b)	\$ 3,439,398	\$ 3,088,666	\$ 12,020,127	\$ 10,925,312	\$ 409,605	\$ 6,704,027	\$ 9,059,114	\$ 8,658,192	\$ 8,524,731	\$ 9,022,550
Plan fiduciary net position as a percentage of the total pension liability	95.64%	95.63%	82.53%	82.71%	99.32%	87.89%	82.88%	83.12%	82.20%	79.45%
Covered payroll	\$15,447,751	\$ 13,885,412	\$ 12,734,155	\$ 11,657,347	\$ 11,777,347	\$ 10,751,684	\$ 11,360,507	\$ 10,272,429	\$ 9,681,447	\$ 9,396,015
City's net pension liability as a percentage of covered payroll	22.26%	22.24%	94.39%	93.72%	3.48%	62.35%	79.74%	84.29%	88.05%	96.03%

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS – FIREFIGHTERS' PENSION PLAN

Reporting period ending Measurement date	9/30/2025 9/30/2024	9/30/2024 9/30/2023	9/30/2023 9/30/2022	9/30/2022 9/30/2021	9/30/2021 9/30/2020	9/30/2020 9/30/2019	9/30/2019 9/30/2018	9/30/2018 9/30/2017	9/30/2017 9/30/2016	9/30/2016 9/30/2015
Total pension liability										
Service cost	\$ 526,650	\$ 537,021	\$ 460,149	\$ 451,826	\$ 359,621	\$ 336,036	\$ 325,027	\$ 311,731	\$ 275,743	\$ 234,355
Interest	1,465,305	1,333,945	1,228,926	1,174,436	1,057,354	1,046,101	964,117	893,103	740,339	787,330
Changes in excess state money	-	-	-	-	-	-	-	(389,245)	88,941	(295,791)
Share plan allocation	91,065	65,077	50,769	19,365	17,203	30,460	11,011	116,195	-	378,685
Differences between expected and actual experience	(274,604)	650,554	340,015	(149,914)	311,459	44,590	84,337	316,244	160,964	124,845
Changes in assumptions	442,701	-	-	-	693,753	111,627	-	-	(32,498)	393,462
Contributions - buy back	-	-	-	-	-	-	-	-	-	924
Benefit payments	(803,072)	(671,064)	(708,441)	(775,421)	(704,866)	(710,129)	(743,255)	(753,841)	(767,735)	(700,051)
Net change in total pension liability	1,448,045	1,915,533	1,371,418	720,292	1,734,524	858,685	641,237	494,187	465,754	923,759
Total pension liability - beginning	20,368,669	18,453,136	17,081,718	16,361,426	14,626,902	13,768,217	13,126,980	12,632,793	12,167,039	11,243,280
Total pension liability - ending (a)	\$21,816,714	\$ 20,368,669	\$ 18,453,136	\$ 17,081,718	\$ 16,361,426	\$ 14,626,902	\$ 13,768,217	\$ 13,126,980	\$ 12,632,793	\$ 12,167,039
Plan fiduciary net position										
Contributions - employer	\$ 500,755	\$ 474,721	\$ 360,604	\$ 316,980	\$ 278,301	\$ 269,544	\$ 359,136	\$ 349,974	\$ 225,053	\$ 196,389
Contributions - employee	141,782	133,743	135,552	122,262	111,265	106,077	102,020	97,030	92,832	81,793
Contributions - state	314,187	292,566	263,950	201,143	196,819	194,675	184,434	176,271	163,451	157,404
Contributions - buy back	-	-	-	-	-	-	-	-	-	924
Net investment income	2,847,089	4,174,817	1,788,425	(3,289,329)	2,434,343	1,617,023	509,441	1,063,931	1,158,206	1,082,244
Benefit payments	(803,072)	(671,064)	(708,441)	(775,421)	(704,866)	(710,129)	(743,255)	(753,841)	(767,735)	(700,051)
Administrative expenses	(58,192)	(27,993)	(46,397)	(57,555)	(54,462)	(42,062)	(54,443)	(41,140)	(47,428)	(47,394)
Net change in plan fiduciary net position	2,942,549	4,376,790	1,793,693	(3,481,920)	2,261,400	1,435,128	357,333	892,225	824,379	771,309
Plan fiduciary net position - beginning	20,104,747	15,727,957	13,934,264	17,416,184	15,154,784	13,719,656	13,362,323	12,470,098	11,645,719	10,874,410
Plan fiduciary net position - ending (b)	\$23,047,296	\$ 20,104,747	\$ 15,727,957	\$ 13,934,264	\$ 17,416,184	\$ 15,154,784	\$ 13,719,656	\$ 13,362,323	\$ 12,470,098	\$ 11,645,719
City's net pension liability (asset) - ending (a) - (b)	\$ (1,230,582)	\$ 263,922	\$ 2,725,179	\$ 3,147,454	\$ (1,054,758)	\$ (527,882)	\$ 48,561	\$ (235,343)	\$ 162,695	\$ 521,320
Plan fiduciary net position as a percentage of the total pension liability	105.64%	98.70%	85.23%	81.57%	106.45%	103.61%	99.65%	101.79%	98.71%	95.72%
Covered payroll	\$ 2,835,642	\$ 2,674,859	\$ 2,711,049	\$ 2,445,235	\$ 2,307,226	\$ 2,121,547	\$ 2,040,395	\$ 1,940,595	\$ 1,856,640	\$ 1,635,855
City's net pension liability as a percentage of covered payroll	-43.40%	9.87%	100.52%	128.72%	-45.72%	-24.88%	2.38%	-12.13%	8.76%	31.87%

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS – POLICE OFFICERS' PENSION PLAN

Reporting period ending Measurement date	9/30/2025 9/30/2024	9/30/2024 9/30/2023	9/30/2023 9/30/2022	9/30/2022 9/30/2021	9/30/2021 9/30/2020	9/30/2020 9/30/2019	9/30/2019 9/30/2018	9/30/2018 9/30/2017	9/30/2017 9/30/2016	9/30/2016 9/30/2015
Total pension liability										
Service cost	\$ 794,591	\$ 583,322	\$ 521,562	\$ 521,022	\$ 469,468	\$ 591,972	\$ 548,320	\$ 675,379	\$ 540,900	\$ 535,582
Interest	2,213,764	2,073,537	1,936,188	1,831,491	1,737,632	1,680,879	1,619,097	1,483,635	1,381,385	1,667,171
Differences between expected and actual experience	(281,689)	776,357	592,353	294,183	382,522	126,193	(413,933)	782,820	-	(19,092)
Share plan allocation	159,841	-	-	-	-	-	-	-	-	-
Changes in assumptions	-	186,093	166,387	562,826	578,688	(158,030)	212,449	114,054	501,237	93,784
Benefit payments	(1,304,044)	(1,293,287)	(1,308,202)	(1,506,760)	(1,078,010)	(1,069,800)	(1,045,032)	(1,019,276)	(1,440,875)	(799,841)
Net change in total pension liability	1,582,463	2,326,022	1,908,288	1,702,762	2,090,300	1,171,214	920,901	2,036,612	982,647	1,477,604
Total pension liability - beginning	31,258,344	28,932,322	27,024,034	25,321,272	23,230,972	22,059,758	21,138,857	19,102,245	18,119,598	16,641,994
Total pension liability - ending (a)	\$32,840,807	\$ 31,258,344	\$ 28,932,322	\$ 27,024,034	\$ 25,321,272	\$ 23,230,972	\$ 22,059,758	\$ 21,138,857	\$ 19,102,245	\$ 18,119,598
Plan fiduciary net position										
Contributions - employer	\$ 684,561	\$ 683,965	\$ 460,547	\$ 493,085	\$ 332,367	\$ 454,571	\$ 575,062	\$ 541,133	\$ 478,581	\$ 399,211
Contributions - employee	286,246	256,141	238,324	219,683	208,383	190,177	184,388	170,931	178,168	153,529
Contributions - state	289,737	268,331	383,437	213,357	283,222	250,176	261,770	246,831	194,937	175,835
Net investment income	4,118,999	5,292,528	2,414,497	(2,879,629)	5,016,380	1,491,372	832,584	1,766,632	2,159,405	1,654,228
Benefit payments	(1,304,044)	(1,293,287)	(1,308,202)	(1,496,966)	(1,078,010)	(1,069,800)	(1,045,032)	(1,019,276)	(1,440,875)	(799,841)
Administrative expenses	(74,012)	(72,127)	(68,430)	(67,654)	(81,237)	(59,743)	(75,736)	(60,925)	(50,802)	(59,938)
Net change in plan fiduciary net position	4,001,487	5,135,551	2,120,173	(3,518,124)	4,681,105	1,256,753	733,036	1,645,326	1,519,414	1,523,024
Plan fiduciary net position - beginning	31,063,971	25,928,420	23,808,247	27,326,371	22,645,266	21,388,513	20,655,477	19,010,151	17,490,737	15,967,713
Plan fiduciary net position - ending (b)	\$35,065,458	\$ 31,063,971	\$ 25,928,420	\$ 23,808,247	\$ 27,326,371	\$ 22,645,266	\$ 21,388,513	\$ 20,655,477	\$ 19,010,151	\$ 17,490,737
City's net pension liability (asset) - ending (a) - (b)	\$ (2,224,651)	\$ 194,373	\$ 3,003,902	\$ 3,215,787	\$ (2,005,099)	\$ 585,706	\$ 671,245	\$ 483,380	\$ 92,094	\$ 628,861
Plan fiduciary net position as a percentage of the total pension liability	106.77%	99.38%	89.62%	88.10%	107.92%	97.48%	96.96%	97.71%	99.52%	96.53%
Covered payroll	\$ 4,748,670	\$ 4,502,949	\$ 4,015,631	\$ 4,026,795	\$ 3,901,486	\$ 3,571,718	\$ 3,428,854	\$ 3,615,909	\$ 2,943,236	\$ 2,646,904
City's net pension liability as a percentage of covered payroll	-46.85%	4.32%	74.81%	79.86%	-51.39%	16.40%	19.58%	13.37%	3.13%	23.76%

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
GENERAL EMPLOYEES' PENSION PLAN

Reporting period ending	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
Actuarially determined contribution	\$ 3,925,527	\$ 3,797,134	\$ 3,071,313	\$ 3,021,181	\$ 2,635,638	\$ 2,837,841	\$ 2,725,709	\$ 2,514,305	\$ 2,065,477	\$ 1,907,612
Contributions in relation to the actuarially determined contribution	4,333,744	3,909,307	3,529,837	3,151,370	3,123,136	3,048,816	3,171,892	2,825,631	2,283,857	2,058,258
Contribution deficiency (excess)	\$ (408,217)	\$ (112,173)	\$ (458,524)	\$ (130,189)	\$ (487,498)	\$ (210,975)	\$ (446,183)	\$ (311,326)	\$ (218,380)	\$ (150,646)
Covered payroll	\$ 15,447,751	\$ 13,885,412	\$ 12,734,155	\$ 11,657,347	\$ 11,777,347	\$ 10,751,684	\$ 11,360,507	\$ 10,272,429	\$ 9,681,447	\$ 9,396,015
Contributions as a percentage of covered payroll	28.05%	28.15%	27.72%	27.03%	26.52%	28.36%	27.92%	27.51%	23.59%	21.91%

Notes to the Schedule:

Valuation date: October 1, 2023
Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:
Funding method: Entry age normal actuarial cost method.

Amortization method: Level percentage, closed.
Remaining amortization period: 3 to 15 years based on year established.
Asset valuation method: Actuarial value, based on 5 year recognition of returns greater or less than assumed investment return.
Inflation: 2.75%
Future rate of growth in valuation of payroll: 1.45%
Salary increases: 3.5% to 7%
Investment rate of return: 7.05%

Retirement rates: Schedule of probabilities based on age and service, increasing as age and service increase.

Mortality: FRS Mortality Tables

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
FIREFIGHTERS' PENSION PLAN

Reporting period ending	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
Actuarially determined contribution	\$ 774,130	\$ 686,636	\$ 575,827	\$ 500,051	\$ 470,674	\$ 442,767	\$ 437,053	\$ 438,963	\$ 334,010	\$ 303,615
Contributions in relation to the actuarially determined contribution	723,877	702,210	573,785	498,758	482,496	433,774	532,559	688,965	301,274	336,351
Contribution deficiency (excess)	\$ 50,253	\$ (15,574)	\$ 2,042	\$ 1,293	\$ (11,822)	\$ 8,993	\$ (95,506)	\$ (250,002)	\$ 32,736	\$ (32,736)
Covered payroll	\$ 2,835,642	\$ 2,674,859	\$ 2,711,049	\$ 2,445,235	\$ 2,307,226	\$ 2,121,547	\$ 2,040,395	\$ 1,940,595	\$ 1,856,640	\$ 1,635,855
Contributions as a percentage of covered payroll	25.53%	26.25%	21.16%	20.40%	20.91%	20.45%	26.10%	35.50%	16.23%	20.56%

Notes to the Schedule:

Valuation date: October 1, 2023
Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Funding method: Entry age normal actuarial cost method.
Frozen Entry Age Actuarial Cost Method.
Funding method: Frozen Entry Age Actuarial Cost Method.
Mortality Rate Healthy Active Lives: Female: PubS.H.-2010 (Below Median) for Employees, set forward one year.
Male: PubH-2010 (Below Median) for Employees, set forward one year.
Mortality Rate Healthy Retiree Lives: Female: PubS.H-2010 for Healthy Retirees, set forward one year.
Male: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year.
Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees.
Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year.
Mortality Rate Disabled Lives: 80% PubG-H-2010 for Disabled Retirees/20% PubS.H-2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvements Scale MP-2018.

The above assumption rates were mandated by Chapter 2015-157, *Laws of Florida*. This law mandates the use of the assumption used in either of the two most recent valuations of the Florida Retirement system (FRS). The above rates are those outlined in Milliman's FRS valuation report for special risk participants.

Interest Rate: 7.15% per year compounded annually, net of investment related expenses. This assumption is supported by the Plan's investment policy and long-term expected returns by asset class.

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
POLICE OFFICERS' PENSION PLAN

Reporting period ending	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
Actuarially determined contribution	\$ 935,717	\$ 854,968	\$ 772,303	\$ 739,250	\$ 590,285	\$ 702,783	\$ 828,511	\$ 704,412	\$ 613,512	\$ 606,441
Contributions in relation to the actuarially determined contribution	974,298	952,296	754,643	740,395	638,675	742,863	868,841	818,301	699,448	597,329
Contribution deficiency (excess)	\$ (38,581)	\$ (97,328)	\$ 17,660	\$ (1,145)	\$ (48,390)	\$ (40,080)	\$ (40,330)	\$ (113,889)	\$ (85,936)	\$ 9,112
Covered payroll	\$ 4,748,670	\$ 4,502,949	\$ 4,015,631	\$ 4,026,795	\$ 3,901,486	\$ 3,571,718	\$ 3,428,854	\$ 3,615,909	\$ 2,943,236	\$ 2,646,904
Contributions as a percentage of covered payroll	20.52%	21.15%	18.79%	18.39%	16.37%	20.80%	25.34%	22.63%	23.76%	22.57%

Notes to the Schedule:

Valuation date: October 1, 2023
Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:
Funding method: Entry age normal actuarial cost method.

Amortization method: Level percentage, closed.
Remaining amortization period: 2 to 15 years based on year established.
Asset valuation method: Actuarial value, based on 5 year recognition of returns greater or less than assumed investment return.
Inflation: 2.75%
Salary increases: 3.5% to 7%
Investment rate of return: 7.05%

Retirement rates: Schedule of probabilities based on age and service, increasing as age and service increase.

Mortality: FRS Mortality Tables

CITY OF ST. AUGUSTINE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION INVESTMENT RETURNS

Measurement date	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
General Employees' Pension Plan: Annual money-weighted rate of return, net of investment expenses	10.12%	9.80%	5.95%	-11.67%	23.00%	11.40%	1.90%	7.50%	9.93%	10.30%
Police Officers' Pension Plan: Annual money-weighted rate of return, net of investment expenses	10.83%	9.11%	5.62%	-9.65%	22.50%	7.10%	4.20%	9.40%	12.30%	11.20%
Firefighters' Pension Plan: Annual money-weighted rate of return, net of investment expenses	14.26%	26.58%	12.90%	-19.05%	16.15%	11.83%	3.91%	8.83%	11.42%	9.77%

CITY OF ST. AUGUSTINE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS

Reporting period ending Measurement date	9/30/2025 9/30/2024	9/30/2024 9/30/2023	9/30/2023 9/30/2022	9/30/2022 9/30/2021	9/30/2021 9/30/2020	9/30/2020 9/30/2019	9/30/2019 9/30/2018	9/30/2018 9/30/2017
Service cost	\$ 53,577	\$ 51,516	\$ 124,151	\$ 41,297	\$ 46,198	\$ 53,053	\$ 154,075	\$ 81,206
Interest	64,308	60,817	195,497	77,834	75,556	63,426	170,941	76,692
Differences between expected and actual experience	-	-	(672,696)	-	197,462	(70,086)	(286,270)	-
Changes in assumptions and other inputs	(532,072)	-	61,445	-	77,213	70,086	(281,500)	123,660
Benefit payments	(74,234)	(71,379)	(204,058)	(83,176)	(58,711)	(56,750)	(132,808)	(58,167)
Net change in total OPEB liability	(488,421)	40,954	(495,661)	35,955	337,718	59,729	(375,562)	223,391
Total OPEB liability - beginning	1,698,421	1,657,467	2,153,128	2,117,173	1,779,455	1,719,726	2,095,288	1,871,897
Total OPEB liability - ending	<u>\$ 1,210,000</u>	<u>\$ 1,698,421</u>	<u>\$ 1,657,467</u>	<u>\$ 2,153,128</u>	<u>\$ 2,117,173</u>	<u>\$ 1,779,455</u>	<u>\$ 1,719,726</u>	<u>\$ 2,095,288</u>
Covered employee payroll	\$ 22,821,803	\$ 21,197,017	\$ 20,381,747	\$ 19,049,880	\$ 18,317,192	\$ 14,573,762	\$ 14,013,232	\$ 16,374,771
City's total OPEB liability as a percentage of covered employee payroll	5.30%	8.01%	8.13%	11.30%	11.56%	12.21%	12.27%	12.80%

Notes to the Schedule:

For the City's defined benefit OPEB plan, there are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

GASB Statement 75 defined covered employee payroll as the payroll of employees that are provided with OPEB through the OPEB plan, including employees terminated during the measurement period.

The schedule will present 10 years of information once it is accumulated.

THIS PAGE INTENTIONALLY LEFT BLANK

Combining and Individual Fund Statements and Schedules

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL – DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Expenditures				
Debt service				
Principal retirement	\$ 393,923	\$ 477,969	\$ 393,923	\$ 84,046
Interest	844,007	954,281	847,008	107,273
Total expenditures	<u>1,237,930</u>	<u>1,432,250</u>	<u>1,240,931</u>	<u>191,319</u>
Deficiency of revenues under expenditures	<u>(1,237,930)</u>	<u>(1,432,250)</u>	<u>(1,240,931)</u>	<u>191,319</u>
Other financing uses				
Transfers in	1,237,930	1,432,250	1,432,250	-
Transfers out	-	-	(191,319)	(191,319)
Total other financing uses	<u>1,237,930</u>	<u>1,432,250</u>	<u>1,240,931</u>	<u>(191,319)</u>
Change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

THIS PAGE INTENTIONALLY LEFT BLANK

Fiduciary Funds

Fiduciary funds are used to account for assets held by the City in a trustee capacity for individuals, private organizations or other governments.

General Employees' Pension Plan – To account for the City's single employer defined benefit pension plan which provides pension benefits for full-time general employees.

Police Officers' Pension Plan – To account for the City's single employer defined benefit pension plan which provides pension benefits for full-time police officers.

Firefighters' Pension Plan – To account for the City's single employer defined benefit pension plan which provides pension benefits for full-time firefighters.

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

**COMBINING STATEMENT OF FIDUCIARY NET POSITION –
PENSION TRUST FUNDS
SEPTEMBER 30, 2025**

	<u>General Employees' Pension Plan</u>	<u>Police Officers' Pension Plan</u>	<u>Firefighters' Pension Plan</u>	<u>Total</u>
ASSETS				
Cash and cash equivalents	\$ 2,640,837	\$ 2,097,848	\$ -	\$ 4,738,685
Contributions receivable	-	-	33,971	33,971
Interest receivable	60,914	28,481	18,358	107,753
Investments, at fair value				
Fixed income	6,763,135	4,123,843	5,429,004	16,315,982
International fixed income investment fund	-	-	878,704	878,704
International equity investment fund	-	2,106,609	2,119,416	4,226,025
Domestic equity investment fund	56,063,942	22,985,902	14,140,021	93,189,865
Real estate funds	5,279,124	3,731,323	-	9,010,447
Alternative strategies	4,601,179	-	-	4,601,179
Temporary investments	-	-	452,101	452,101
Total investments	<u>72,707,380</u>	<u>32,947,677</u>	<u>23,019,246</u>	<u>128,674,303</u>
Total assets	<u>\$ 75,409,131</u>	<u>\$ 35,074,006</u>	<u>\$ 23,071,575</u>	<u>\$ 133,554,712</u>
LIABILITIES				
Accounts payable	<u>\$ 20,390</u>	<u>\$ 8,548</u>	<u>\$ 24,279</u>	<u>\$ 53,217</u>
Total liabilities	<u>20,390</u>	<u>8,548</u>	<u>24,279</u>	<u>53,217</u>
NET POSITION				
Restricted for pension benefits	<u>75,388,741</u>	<u>35,065,458</u>	<u>23,047,296</u>	<u>133,501,495</u>
Total liabilities and net position	<u>\$ 75,409,131</u>	<u>\$ 35,074,006</u>	<u>\$ 23,071,575</u>	<u>\$ 133,554,712</u>

CITY OF ST. AUGUSTINE, FLORIDA

**COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION –
PENSION TRUST FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>General Employees' Pension Plan</u>	<u>Police Officers' Pension Plan</u>	<u>Firefighters' Pension Plan</u>	<u>Total</u>
ADDITIONS				
Contributions				
City	\$ 4,333,744	\$ 684,561	\$ 500,755	\$ 5,519,060
Employees	695,249	282,706	141,782	1,119,737
State of Florida	-	289,737	314,187	603,924
Total contributions	<u>5,028,993</u>	<u>1,257,004</u>	<u>956,724</u>	<u>7,242,721</u>
Investment income				
Interest and dividends	1,676,470	1,092,867	1,023,327	3,792,664
Net appreciation in the fair value of investments	6,022,047	3,115,869	1,858,341	10,996,257
Investment expense	(69,127)	(86,197)	(34,579)	(189,903)
Net investment income	<u>7,629,390</u>	<u>4,122,539</u>	<u>2,847,089</u>	<u>14,599,018</u>
Total additions	<u>12,658,383</u>	<u>5,379,543</u>	<u>3,803,813</u>	<u>21,841,739</u>
DEDUCTIONS				
Pension benefits	4,588,172	1,304,044	803,072	6,695,288
Termination payments	165,654	-	-	165,654
Administrative expenses	92,239	74,012	58,192	224,443
Total deductions	<u>4,846,065</u>	<u>1,378,056</u>	<u>861,264</u>	<u>7,085,385</u>
Net change in plan net position	7,812,318	4,001,487	2,942,549	14,756,354
Plan net position, restricted for pension benefits:				
Beginning of year	67,576,423	31,063,971	20,104,747	118,745,141
End of year	<u>\$ 75,388,741</u>	<u>\$ 35,065,458</u>	<u>\$ 23,047,296</u>	<u>\$ 133,501,495</u>

Statistical Section

This part of the City of St. Augustine's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Financial Trends (Pages 73 – 77) (Tables 1 – 4)

These schedules contain trend information to help the reader understand how the City's financial performance and well-being has changed over time.

Revenue Capacity (Pages 78 – 81) (Tables 5 – 8)

These schedules contain information to help the reader assess the City's most significant sources of revenue.

Debt Capacity (Pages 82 – 86) (Tables 9 – 13)

These schedules contain information to help the reader assess the affordability of the City's current level of debt and the City's ability to issue debt in the future.

Demographics and Economic Information (Pages 87 and 88) (Tables 14 and 15)

These schedules offer demographics and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information (Pages 89 – 99) (Tables 16 – 26)

These schedules contain information regarding the number of employees, the operating indicators, and the capital assets used in the various functions and programs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

NET POSITION BY COMPONENT
 LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)
 (Schedule 1)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities:										
Net Investment in Capital Assets	\$ 8,168,623	\$ 10,018,643	\$ 11,227,466	\$ 9,650,381	\$ 10,276,539	\$ 10,974,724	\$ 12,840,951	\$ 18,741,616	\$ 26,875,086	\$ 44,270,538
Restricted	596,974	712,728	398,551	2,009,797	1,843,746	2,401,917	9,689,173	14,640,388	5,412,715	6,173,903
Unrestricted	3,039,161	1,674,662	3,464,098	5,048,152	6,881,874	12,515,159	14,681,088	8,845,901	21,698,754	22,623,208
Total Governmental Activities Net Position	<u>\$ 11,804,758</u>	<u>\$ 12,406,033</u>	<u>\$ 15,090,115</u>	<u>\$ 16,708,330</u>	<u>\$ 19,002,159</u>	<u>\$ 25,891,800</u>	<u>\$ 37,211,212</u>	<u>\$ 42,227,905</u>	<u>\$ 53,986,555</u>	<u>\$ 73,067,649</u>
Business-Type Activities:										
Net Investment in Capital Assets	\$ 69,601,163	\$ 78,978,209	\$ 78,892,021	\$ 86,160,080	\$ 91,760,995	\$ 99,545,897	\$ 106,913,873	\$ 110,934,712	\$ 112,536,493	\$ 121,495,631
Restricted	6,293,059	560,168	612,664	4,487,846	5,906,586	6,258,567	15,424,680	28,573,517	37,049,027	36,491,374
Unrestricted	9,907,553	14,044,492	18,766,230	18,819,984	20,722,869	20,145,301	19,867,812	17,336,601	27,879,219	38,596,183
Total Business-Type Activities Net Position	<u>\$ 85,801,775</u>	<u>\$ 93,582,869</u>	<u>\$ 98,270,915</u>	<u>\$ 109,467,910</u>	<u>\$ 118,390,450</u>	<u>\$ 125,949,765</u>	<u>\$ 142,206,365</u>	<u>\$ 156,844,830</u>	<u>\$ 177,464,739</u>	<u>\$ 196,583,188</u>
Total:										
Net Investment in Capital Assets	\$ 77,769,786	\$ 88,996,852	\$ 90,119,487	\$ 95,810,461	\$ 102,037,534	\$ 110,520,621	\$ 119,754,824	\$ 129,676,328	\$ 139,411,579	\$ 165,766,169
Restricted	6,890,033	1,272,896	1,011,215	6,497,643	7,750,332	8,660,484	25,113,853	43,213,905	42,461,742	42,665,277
Unrestricted	12,946,714	15,719,154	22,230,328	23,868,136	27,604,743	32,660,460	34,548,900	26,182,502	49,577,973	61,219,391
Total Net Position	<u>\$ 97,606,533</u>	<u>\$ 105,988,902</u>	<u>\$ 113,361,030</u>	<u>\$ 126,176,240</u>	<u>\$ 137,392,609</u>	<u>\$ 151,841,565</u>	<u>\$ 179,417,577</u>	<u>\$ 199,072,735</u>	<u>\$ 231,451,294</u>	<u>\$ 269,650,837</u>

CITY OF ST. AUGUSTINE, FLORIDA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(Schedule 2)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Governmental Activities:										
General Government	\$ 9,786,000	\$ 10,633,000	\$ 8,265,000	\$ 8,860,000	\$ 11,082,000	\$ 10,169,000	\$ 11,641,000	\$ 14,736,824	\$ 15,758,409	\$ 15,357,111
Public Safety	9,406,000	9,474,000	9,048,000	12,079,000	11,269,000	12,561,000	14,508,000	15,693,757	17,296,083	17,858,021
Physical Environment	2,707,000	2,643,000	2,509,000	3,144,000	3,535,000	3,230,000	4,062,000	4,024,650	3,824,700	4,707,161
Transportation	2,980,000	2,731,000	3,156,000	3,923,000	3,711,000	3,854,000	4,258,000	5,478,566	5,072,361	5,219,757
Culture and Recreation	425,000	1,438,000	1,245,000	1,561,000	1,465,000	1,328,000	1,470,000	1,871,975	2,010,915	2,542,206
Interest on Long-Term Debt	1,213,000	1,514,000	1,264,000	1,106,000	1,091,000	1,116,000	961,000	3,011,278	702,583	814,525
Total Governmental Activities Expenses	<u>26,517,000</u>	<u>28,433,000</u>	<u>25,487,000</u>	<u>30,673,000</u>	<u>32,153,000</u>	<u>32,258,000</u>	<u>36,900,000</u>	<u>44,817,050</u>	<u>44,665,051</u>	<u>46,498,781</u>
Business-Type Activities:										
Utility	13,137,000	13,793,000	14,019,000	15,596,000	14,960,000	16,674,000	17,517,000	20,607,924	21,486,463	23,467,803
Stormwater	1,258,000	1,264,000	1,250,000	1,444,000	1,462,000	1,650,000	1,730,000	1,823,843	1,924,246	1,618,168
Solid Waste	3,945,000	5,727,000	4,621,000	4,055,000	4,143,000	4,350,000	5,216,000	6,004,057	5,797,885	6,306,451
Marina	2,138,000	2,423,000	3,561,000	3,056,000	2,953,000	3,342,000	4,775,000	4,943,865	4,528,814	4,729,849
Visitor Information Center	3,688,000	3,683,000	3,772,000	4,184,000	3,807,000	4,146,000	4,103,000	4,625,229	4,483,442	4,952,298
Total Business-Type Activities Expenses	<u>24,166,000</u>	<u>26,890,000</u>	<u>27,223,000</u>	<u>28,335,000</u>	<u>27,325,000</u>	<u>30,162,000</u>	<u>33,341,000</u>	<u>38,004,918</u>	<u>38,220,850</u>	<u>41,074,569</u>
Total Expenses	<u>\$ 50,683,000</u>	<u>\$ 55,323,000</u>	<u>\$ 52,710,000</u>	<u>\$ 59,008,000</u>	<u>\$ 59,478,000</u>	<u>\$ 62,420,000</u>	<u>\$ 70,241,000</u>	<u>\$ 82,821,968</u>	<u>\$ 82,885,901</u>	<u>\$ 87,573,350</u>
PROGRAM REVENUES										
Governmental Activities:										
Charges for Services:										
General Government	\$ 2,841,000	\$ 2,474,000	\$ 1,816,000	\$ 2,916,000	\$ 3,481,000	\$ 4,669,000	\$ 5,239,000	\$ 4,566,203	\$ 7,659,626	\$ 8,414,581
Public Safety	2,481,000	2,633,000	1,587,000	3,329,000	1,715,000	1,779,000	1,819,000	3,683,969	4,158,548	4,485,005
Physical Environment	505,000	335,000	-	400,000	1,151,000	692,000	1,035,000	1,263,643	-	-
Transportation	2,718,000	2,106,000	2,486,000	2,733,000	1,766,000	2,425,000	2,945,000	3,793,888	3,382,423	3,544,024
Culture and Recreation	256,000	190,000	-	199,000	181,000	-	-	217,699	903,927	1,028,324
Operating Grants and Contributions	43,000	1,000,000	45,000	103,000	111,000	1,638,000	51,000	697,830	1,186,275	102,158
Capital Grants and Contributions	284,000	20,000	775,000	165,000	665,000	1,119,000	8,040,000	427,311	1,884,931	6,095,511
Total Governmental Activities Program Revenues	<u>9,128,000</u>	<u>8,758,000</u>	<u>6,709,000</u>	<u>9,845,000</u>	<u>9,070,000</u>	<u>12,322,000</u>	<u>19,129,000</u>	<u>14,650,543</u>	<u>19,175,730</u>	<u>23,669,603</u>
Business-Type Activities:										
Charges for Services:										
Utility	15,689,000	18,182,000	18,569,000	19,863,000	22,326,000	21,040,000	24,873,000	26,548,030	34,057,980	31,216,252
Stormwater	926,000	920,000	950,000	978,000	1,129,000	1,135,000	1,271,000	1,425,256	1,526,086	1,551,355
Solid Waste	3,669,000	3,653,000	3,827,000	3,955,000	4,078,000	4,167,000	4,834,000	5,522,249	5,933,760	6,107,246
Marina	2,363,000	2,632,000	2,262,000	3,464,000	3,116,000	4,029,000	5,585,000	5,197,883	6,149,715	5,993,703
Visitor Information Center	4,084,000	3,847,000	4,609,000	4,755,000	3,150,000	5,292,000	6,089,000	6,255,701	4,998,390	5,147,891
Operating Grants and Contributions	-	-	-	-	-	-	-	-	-	-
Capital Grants and Contributions	1,444,000	4,484,000	2,586,000	7,267,000	3,835,000	2,748,000	7,324,000	5,926,326	8,908,538	8,371,713
Total Business-Type Activities Program Revenues	<u>28,175,000</u>	<u>33,718,000</u>	<u>32,803,000</u>	<u>40,282,000</u>	<u>37,634,000</u>	<u>38,411,000</u>	<u>49,976,000</u>	<u>50,875,445</u>	<u>61,574,469</u>	<u>58,388,160</u>
Total Program Revenue	<u>\$ 37,303,000</u>	<u>\$ 42,476,000</u>	<u>\$ 39,512,000</u>	<u>\$ 50,127,000</u>	<u>\$ 46,704,000</u>	<u>\$ 50,733,000</u>	<u>\$ 69,105,000</u>	<u>\$ 65,525,988</u>	<u>\$ 80,750,199</u>	<u>\$ 82,057,763</u>
NET (EXPENSE)/REVENUE										
Governmental Activities	\$ (17,389,000)	\$ (19,675,000)	\$ (18,778,000)	\$ (20,828,000)	\$ (23,083,000)	\$ (19,936,000)	\$ (17,771,000)	\$ (30,166,507)	\$ (25,489,321)	\$ (22,829,178)
Business-Type Activities	4,009,000	6,828,000	5,580,000	11,947,000	10,309,000	8,249,000	16,635,000	12,870,527	23,353,619	17,313,591
Total (Expense)/Revenue	<u>\$ (13,380,000)</u>	<u>\$ (12,847,000)</u>	<u>\$ (13,198,000)</u>	<u>\$ (8,881,000)</u>	<u>\$ (12,774,000)</u>	<u>\$ (11,687,000)</u>	<u>\$ (1,136,000)</u>	<u>\$ (17,295,980)</u>	<u>\$ (2,135,702)</u>	<u>\$ (5,515,587)</u>

CITY OF ST. AUGUSTINE, FLORIDA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(Schedule 2)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental Activities:										
Property Taxes	\$ 9,699,000	\$ 10,509,000	\$ 11,235,000	\$ 12,377,000	\$ 13,662,000	\$ 15,512,000	\$ 16,682,000	\$ 19,468,958	\$ 22,865,163	\$ 25,880,896
Utility Taxes	1,341,000	1,496,000	1,577,000	1,608,000	1,550,000	1,648,000	1,785,000	1,993,609	2,078,439	2,289,580
Communication Service Taxes	902,000	1,484,000	916,000	812,000	799,000	900,000	952,000	1,178,918	1,475,207	1,658,980
Franchise Fees	1,642,000	1,602,000	1,738,000	1,759,000	1,603,000	1,731,000	2,368,000	2,559,814	2,699,685	2,528,987
State Revenue Sharing, Unrestricted	565,000	570,000	577,000	767,000	576,000	742,000	801,000	1,494,383	640,921	629,196
Local Option Gas Taxes	554,000	527,000	514,000	505,000	424,000	485,000	526,000	438,711	509,368	526,388
Local Option Sales Taxes	1,138,000	1,166,000	1,225,000	1,247,000	1,181,000	1,452,000	1,683,000	1,605,805	1,609,440	1,561,759
Insurance Premium Taxes	333,000	358,000	423,000	446,000	474,000	520,000	434,000	558,799	560,897	603,924
Other Taxes	162,000	160,000	178,000	-	292,000	105,000	102,000	102,685	-	-
Miscellaneous	2,131,000	2,163,000	1,742,000	539,000	2,437,000	2,487,000	2,112,000	2,786,893	806,948	3,044,374
Investment Income	67,000	119,000	223,000	373,000	197,000	46,000	250,000	1,988,911	2,423,376	1,931,792
Gain on Disposal of Capital Assets	-	-	-	-	-	-	-	-	159,337	-
Transfers	1,516,000	121,000	1,551,000	2,013,000	2,181,000	1,198,000	1,395,000	1,005,714	1,419,190	1,254,396
Total Governmental Activities	20,050,000	20,275,000	21,899,000	22,446,000	25,376,000	26,826,000	29,090,000	35,183,200	37,247,971	41,910,272
Business-Type Activities:										
Other Miscellaneous	-	929,000	1,098,000	703,000	478,000	454,000	692,000	484,165	-	-
Investment Earnings	71,000	146,000	332,000	560,000	317,000	54,000	325,000	2,289,487	2,953,125	2,947,652
Gain on Disposal of Capital Assets	-	-	-	-	-	-	-	-	140,993	111,602
Transfers	(1,516,000)	(121,000)	(1,551,000)	(2,013,000)	(2,181,000)	(1,198,000)	(1,395,000)	(1,005,714)	(1,419,190)	(1,254,396)
Total Business-Type Activities	(1,445,000)	954,000	(121,000)	(750,000)	(1,386,000)	(690,000)	(378,000)	1,767,938	1,674,928	1,804,858
Total	\$ 18,605,000	\$ 21,229,000	\$ 21,778,000	\$ 21,696,000	\$ 23,990,000	\$ 26,136,000	\$ 28,712,000	\$ 36,951,138	\$ 38,922,899	\$ 43,715,130
CHANGE IN NET POSITION										
Governmental Activities	\$ 2,661,000	\$ 600,000	\$ 3,121,000	\$ 1,618,000	\$ 2,293,000	\$ 6,890,000	\$ 11,319,000	\$ 5,016,693	\$ 11,758,650	\$ 19,081,094
Business-Type Activities	2,564,000	7,782,000	5,459,000	11,197,000	8,923,000	7,559,000	16,257,000	14,638,465	25,028,547	19,118,449
Total	\$ 5,225,000	\$ 8,382,000	\$ 8,580,000	\$ 12,815,000	\$ 11,216,000	\$ 14,449,000	\$ 27,576,000	\$ 19,655,158	\$ 36,787,197	\$ 38,199,543

CITY OF ST. AUGUSTINE, FLORIDA

FUND BALANCES, GOVERNMENTAL FUNDS
 LAST TEN FISCAL YEARS
 (MODIFIED ACCRUAL BASIS OF ACCOUNTING)
 (Schedule 3)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	\$ 783,289	\$ 893,538	\$ 1,331,857	\$ 1,217,640	\$ 1,461,855	\$ 1,203,382	\$ 1,289,339	\$ 1,662,085	\$ 2,110,873	\$ 1,799,507
Restricted	70,806	77,301	785,120	874,152	61,804	610,478	6,822,149	8,978,179	1,422,544	1,361,394
Committed	8,538,824	7,483,630	7,920,294	8,508,568	9,173,314	9,768,666	15,338,822	11,487,366	15,170,268	14,795,477
Assigned	1,047,221	509,887	976,224	1,566,801	2,020,986	1,230,847	1,841,603	6,169,527	8,778,770	6,746,255
Unassigned	220,916	88,440	313,234	1,430,654	1,238,244	5,468,410	3,743,107	2,769,806	5,572,186	3,670,215
Total General Fund	<u>\$ 10,661,056</u>	<u>\$ 9,052,796</u>	<u>\$ 11,326,729</u>	<u>\$ 13,597,815</u>	<u>\$ 13,956,203</u>	<u>\$ 18,281,783</u>	<u>\$ 29,035,020</u>	<u>\$ 31,066,963</u>	<u>\$ 33,054,641</u>	<u>\$ 28,372,848</u>
All Other Governmental Funds										
Nonspendable	\$ -	\$ -	\$ 313,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	324,556	308,351	-	1,081,414	1,781,942	1,635,526	2,114,696	3,003,252	3,990,171	4,812,509
Committed	371,115	365,823	471,068	-	-	-	-	-	-	-
Assigned	-	-	-	36,286	-	-	-	-	-	-
Total All Other Governmental Funds	<u>\$ 695,671</u>	<u>\$ 674,174</u>	<u>\$ 784,858</u>	<u>\$ 1,117,700</u>	<u>\$ 1,781,942</u>	<u>\$ 1,635,526</u>	<u>\$ 2,114,696</u>	<u>\$ 3,003,252</u>	<u>\$ 3,990,171</u>	<u>\$ 4,812,509</u>

CITY OF ST. AUGUSTINE, FLORIDA

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(Schedule 4)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Property Taxes	\$ 9,698,505	\$ 10,509,003	\$ 11,234,749	\$ 12,376,972	\$ 13,662,240	\$ 15,511,727	\$ 16,681,699	\$ 19,468,958	\$ 22,865,163	\$ 25,880,896
Sales and Use Taxes	886,755	527,151	423,187	951,484	897,604	1,005,500	959,743	997,510	1,070,265	1,130,312
Utility Excise Taxes	2,243,500	2,979,244	2,492,867	2,419,967	2,349,425	2,176,225	2,736,566	3,172,527	3,553,646	3,948,560
Licenses, Permits and Fees	3,655,864	3,483,221	819,746	7,284,367	4,378,179	5,594,666	8,984,379	9,215,310	9,794,590	10,514,165
Intergovernmental	1,865,806	2,255,292	2,360,183	2,650,062	2,723,710	5,083,025	10,611,916	4,225,329	5,321,567	5,269,055
Fines and Forfeitures	621,657	360,707	384,656	317,319	240,746	483,747	323,946	246,648	639,217	608,335
Interest Earnings	67,261	119,451	223,499	373,488	196,613	46,797	249,566	1,988,911	2,423,376	1,931,792
Administrative Service Charges	3,536,037	3,423,132	3,545,795	3,733,288	3,916,089	3,973,148	4,112,881	4,861,760	5,670,717	6,349,434
Other	5,087,729	5,285,986	9,118,720	1,660,536	3,664,380	4,074,801	2,312,185	4,649,076	3,506,633	5,573,361
Total Revenues	27,663,114	28,943,187	30,603,402	31,767,483	32,028,986	37,949,636	46,972,881	48,826,029	54,845,174	61,205,910
Expenditures										
General Government	7,251,493	9,322,157	7,826,693	8,953,185	9,364,583	9,431,627	9,715,053	13,342,294	14,219,055	14,667,450
Public Safety	9,784,975	9,600,675	10,395,600	11,198,645	11,653,469	12,787,083	13,488,358	14,968,235	16,716,908	17,959,726
Physical Environment	2,602,746	2,578,357	2,769,827	2,914,985	3,348,736	3,208,200	3,621,424	3,798,720	3,464,685	4,768,954
Transportation	2,979,462	2,772,239	3,802,800	2,685,795	3,669,491	3,917,631	4,108,178	3,667,933	4,872,266	5,011,152
Culture and Recreation	1,424,595	1,459,825	1,436,229	1,447,614	1,441,076	1,589,235	1,631,595	1,871,975	1,957,066	2,597,831
Debt Service:										
Principal	454,974	342,952	469,631	515,592	477,584	443,644	559,049	2,094,594	563,349	393,923
Interest	1,213,391	1,201,548	1,262,847	1,106,835	1,092,332	1,114,642	961,483	916,684	858,462	847,008
Capital Outlay	1,634,176	3,416,681	3,303,643	2,489,834	2,376,735	2,442,720	3,050,628	6,250,809	10,867,321	20,073,717
Total Expenditures	27,345,812	30,694,434	31,267,270	31,312,485	33,424,006	34,934,782	37,135,768	46,911,244	53,519,112	66,319,761
Excess (Deficiency) of Revenues Over (Under) Expenditure	317,302	(1,751,247)	(663,868)	454,998	(1,395,020)	3,014,854	9,837,113	1,914,785	1,326,062	(5,113,851)
Other Financing Sources (Uses)										
Proceeds from Sale of Capital Assets	-	-	-	136,140	236,510	-	-	-	229,345	-
Proceeds from Bonds Payable	-	-	19,968,267	-	-	3,705,820	-	-	-	-
Payment on Bond Refunding	-	-	(18,470,418)	-	-	(3,739,477)	-	-	-	-
Transfers In	5,602,834	5,102,468	5,805,825	6,693,259	7,030,537	6,430,144	6,550,420	7,321,449	8,141,854	8,002,542
Transfers Out	(4,086,903)	(4,980,978)	(4,255,189)	(4,680,469)	(4,849,397)	(5,232,177)	(5,155,126)	(6,315,735)	(6,722,664)	(6,748,146)
Total Other Financing Sources (Uses)	1,515,931	121,490	3,048,485	2,148,930	2,417,650	1,164,310	1,395,294	1,005,714	1,648,535	1,254,396
Net Change in Fund Balance	\$ 1,833,233	\$ (1,629,757)	\$ 2,384,617	\$ 2,603,928	\$ 1,022,630	\$ 4,179,164	\$ 11,232,407	\$ 2,920,499	\$ 2,974,597	\$ (3,859,455)
Debt Service as a Percentage of Non Capital Expenditures	6.94%	6.00%	6.60%	5.96%	5.33%	5.04%	4.67%	3.95%	3.33%	2.68%

CITY OF ST. AUGUSTINE, FLORIDA

ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(UNAUDITED)
(Schedule 5)

	FISCAL YEAR									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Real Property	\$ 1,718,302,003	\$ 1,829,080,525	\$ 1,917,447,480	\$ 2,065,250,505	\$ 2,258,662,327	\$ 2,541,614,732	\$ 2,724,970,196	\$ 3,092,410,685	\$ 3,983,683,824	\$ 3,969,144,402
Personal Property	103,628,284	103,885,128	114,084,278	124,468,101	126,260,505	144,460,685	155,942,325	168,507,999	207,075,953	205,234,312
Railroad and Telegraph	3,369,083	3,695,243	3,872,697	3,900,865	3,917,574	3,874,570	3,697,466	4,254,026	3,795,130	3,790,907
Total Assessed Valuations	1,825,299,370	1,936,660,896	2,035,404,455	2,193,619,471	2,388,840,406	2,689,949,987	2,884,609,987	3,265,172,710	4,194,554,907	4,178,169,621
Less Exemptions:										
Homestead	150,699,482	155,237,830	160,319,086	164,471,795	167,642,609	171,359,015	186,916,766	184,212,620	188,111,665	188,261,665
Other	402,135,455	407,304,069	409,105,684	425,129,343	459,904,126	511,850,847	536,878,869	579,903,083	718,632,600	717,214,963
Total Exempt Property	552,834,937	562,541,899	569,424,770	589,601,138	627,546,735	683,209,862	723,795,635	764,115,703	906,744,265	905,476,628
Total Taxable Value	\$ 1,272,464,433	\$ 1,374,118,997	\$ 1,465,979,685	\$ 1,604,018,333	\$ 1,761,293,671	\$ 2,006,740,125	\$ 2,160,814,352	\$ 2,501,057,007	\$ 3,287,810,642	\$ 3,272,692,993
Direct Rate	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500	7.500

Real property is assessed at 100% of fair market value. Tangible Personal Property: Equipment is assessed at current depreciated value. Centrally Assessed Property: (1) State of Florida makes annual assessments of all operating property of railroad and railroad terminal companies in the state. Such assessment is apportioned to each county, based upon actual situs, and, in the case of property not having situs in a particular county, is apportioned based upon track miles. (2) All private car and freight line and equipment companies operating rolling stock in Florida other than in: (1) above shall return for taxation the average number of their cars which are habitually present within Florida and shall state the fair market value thereof. Property is assessed as of January 1st. Tax bills are mailed November 1st. Four percent discount, if paid in November, 3% if paid in December, 2% if paid in January, 1% discount if paid in February, full amount due in March, delinquent April 1st.

Source: St. Johns County Property Appraiser, St. Johns County Tax Collector, Department of Revenue, State of Florida.

CITY OF ST. AUGUSTINE, FLORIDA

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
 LAST TEN FISCAL YEARS
 (rate per \$1,000 of assessed value)
 (Schedule 6)

Fiscal Year	Tax Roll Year	City Operating Millage	OVERLAPPING RATES				Total
			St. Johns County	St. Johns County Schools	Management District	Other	
2016	2015	7.500	5.875	6.867	0.289	0.311	20.842
2017	2016	7.500	5.867	6.543	0.272	0.311	20.493
2018	2017	7.500	5.867	6.278	0.256	0.315	20.216
2019	2018	7.500	5.867	6.136	0.241	0.305	20.049
2020	2019	7.500	5.514	5.953	0.229	0.297	19.493
2021	2020	7.500	5.514	5.812	0.219	0.291	19.336
2022	2021	7.500	5.514	5.483	0.197	0.281	18.975
2023	2022	7.500	5.514	5.410	0.179	0.269	18.872
2024	2023	7.500	5.514	5.278	0.179	0.249	18.720
2025	2024	7.500	5.360	6.272	0.179	1.630	20.941

NOTE: Millage rates are per \$1,000 of assess valuation.

Source: St. Johns County Property Appraiser.

CITY OF ST. AUGUSTINE, FLORIDA
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(Schedule 7)

TAXPAYER	2024/2025			2015/2016		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
SHIPLEARDS MULTIFAMILY LLC	\$ 49,983,247	1	1.37%			
THE LANDING TWO LLC	38,059,600	2	1.04%			
WEST SHORT ANTIGUA	36,456,200	3	1.00%			
THE LANDING ONE LLC	33,275,200	4	0.91%			
FLAGLER MULTIFAMILY LLC	24,032,265	5	0.66%			
FLAGLER MULTIFAMILY II LLC	23,847,524	6	0.65%			
SAN MARCO HOTEL INC	22,157,000	7	0.61%			
116 SAN MARCO STA LLC	17,775,800	8	0.49%	\$ 4,802,024	7	0.38%
PATRIS REAL ESTATE LLC	17,418,020	9	0.48%	14,230,358	1	1.12%
SEBASTIAN LODGING LLLP	17,320,100	10	0.47%			
FLAGLER RESORT LLC				12,479,026	2	0.98%
SHIP IV HARBOUR ISLAND				7,211,273	3	0.57%
TARGET CORPORATION				5,918,700	4	0.47%
SEA WALL MOTOR LODGE INC				5,150,193	5	0.40%
HOME DEPOT USA INC				5,001,600	6	0.39%
PONCE HOSPITAL INC				4,562,867	8	0.36%
ORTHOPEDIC ASSOCIATES PARTNERS				4,450,962	9	0.35%
GATES OF ST. JOHNS				4,154,246	10	0.33%
Totals	<u>280,324,956</u>		<u>7.67%</u>	<u>67,961,249</u>		<u>5.34%</u>
Total Assessment for the City	<u>\$ 3,652,947,103</u>		<u>100.00%</u>	<u>\$ 1,272,464,360</u>		<u>100.00%</u>

Source: St. Johns County Property Appraiser's Office.

CITY OF ST. AUGUSTINE, FLORIDA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS
(Schedule 8)

Fiscal Year	Tax Roll Year	Taxes Levied for the Fiscal Year	Collected Within the Fiscal Year of the Levy		Assessed Taxable Value	Estimated Actual Value (Thousands)	Estimated % of Fair Market Value
			Amount	Percentage of Levy			
2016	2015	\$ 9,502,422	\$ 9,338,782	98.28%	\$ 1,825,299,370	\$ 1,825,299	100.00%
2017	2016	10,305,607	10,040,296	97.43%	1,936,660,896	1,936,661	100.00%
2018	2017	11,011,503	10,691,751	97.10%	2,035,404,455	2,035,404	100.00%
2019	2018	12,030,147	11,721,413	97.43%	2,193,619,471	2,193,619	100.00%
2020	2019	13,214,068	12,834,877	97.13%	2,388,840,406	2,388,840	100.00%
2021	2020	15,050,560	14,596,242	96.98%	2,689,949,987	2,689,950	100.00%
2022	2021	16,227,062	15,698,432	96.74%	2,884,609,987	2,884,610	100.00%
2023	2022	18,757,937	18,184,619	96.94%	3,265,172,710	3,265,173	100.00%
2024	2023	21,959,887	21,244,453	96.74%	3,772,235,915	3,772,236	100.00%
2025	2024	24,689,980	23,708,194	96.02%	4,178,169,621	4,178,170	100.00%

Florida Statutes provide for a discount of up to four percent for early payment of Ad Valorem Taxes.

CITY OF ST. AUGUSTINE, FLORIDA

RATIO OF GENERAL BONDED DEBT TO ASSESSED VALUE
AND NET BONDED DEBT PER CAPITA
(Schedule 9)

Fiscal Year	Population ^(a)	Assessed Value (Thousands) ^(b)	Gross Bonded Debt	Debt Service Monies Available	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Per Capita
2016	13,747	\$ 1,825,299	-	-	-	-	-
2017	13,862	1,936,661	-	-	-	-	-
2018	14,021	2,035,404	-	-	-	-	-
2019	14,031	2,193,619	-	-	-	-	-
2020	15,306	2,388,840	-	-	-	-	-
2021	15,650	2,689,950	-	-	-	-	-
2022	15,346	2,884,610	-	-	-	-	-
2023	15,307	3,265,173	-	-	-	-	-
2024	15,596	3,772,236	-	-	-	-	-
2025	16,548	4,178,170	-	-	-	-	-

NOTES:

^(a) City of St. Augustine, Planning & Building Department and/or <http://edr.state.fl.us/content/population-demographics/data/>

^(b) Previous year's preliminary tax role is adjusted to final role in current year.

CITY OF ST. AUGUSTINE, FLORIDA

RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR
GENERAL BONDED DEBT TO TOTAL GENERAL EXPENDITURES
(Schedule 10)

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Total Governmental Expenditures</u>	<u>Ratio of Debt Service to Total General Expenditures</u>
2016	\$ 454,974	\$ 1,213,391	\$ 1,668,365	\$ 24,289,220	6.87
2017	342,952	1,201,548	1,544,500	29,013,360	5.32
2018	469,631	1,262,847	1,732,478	29,434,497	5.89
2019	515,592	1,106,835	1,622,427	29,361,956	5.53
2020	477,584	1,087,433	1,565,017	30,418,808	5.14
2021	443,644	1,114,642	1,558,286	32,223,819	4.84
2022	177,832	908,592	1,086,424	34,822,782	3.12
2023	185,000	826,012	1,011,012	44,405,435	2.28
2024	664,929	872,843	1,537,772	53,519,112	2.87
2025	393,923	847,008	1,240,931	66,319,761	1.87

CITY OF ST. AUGUSTINE, FLORIDA

**UTILITY REVENUE BOND COVERAGE
LAST TEN FISCAL YEARS
(Schedule 11)**

Fiscal Year Ended	Gross Revenue ^(a)	Operating Expenses ^(b)	Net Revenue ^(c)	Debt Service Requirements ^(d)	Debt Service Coverage
2016	\$ 15,230,758	\$ 8,907,224	\$ 6,323,534	\$ 3,828,544	1.65
2017	18,182,456	9,509,919	8,672,537	4,406,936	1.97
2018	18,429,492	9,919,482	8,510,010	3,041,968	2.80
2019	19,787,256	10,519,220	9,268,036	3,966,008	2.34
2020	20,914,684	10,420,529	10,494,155	3,447,702	3.04
2021	20,546,790	10,810,113	9,736,677	4,254,622	2.29
2022	24,838,923	11,612,601	13,226,322	2,683,416	4.93
2023	27,677,377	14,145,982	13,531,395	2,805,707	4.82
2024	35,197,151	14,536,287	20,660,864	2,683,416	7.70
2025	32,503,310	16,194,026	16,309,284	1,877,669	8.69

NOTES:

- ^(a) Gross Revenue = Operating Revenue + Net Transfers In (Out) + Interest Revenue + Miscellaneous Revenue
- ^(b) Operating Expenses = Total Operating Expenses - Depreciation and Amortization
- ^(c) Net Revenue = Gross Revenue - Operating Expenses - Extraordinary Revenues + Extraordinary Expenses
- ^(d) Includes interest on zero-coupon bonds

CITY OF ST. AUGUSTINE, FLORIDA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(Schedule 12)

Fiscal Year	Revenue Bonds and Notes		Percentage of Taxable Value of Property ^(a)	Per Capita ^(b)	Percentage of Personal Income ^(c)
	Governmental Activities				
2016	\$	22,895,020	1.67%	1,665	0.17%
2017		22,594,470	1.54%	1,610	0.16%
2018		25,548,314	1.74%	1,821	0.18%
2019		22,824,854	1.30%	1,627	0.13%
2020		22,347,272	1.11%	1,460	0.11%
2021		21,934,494	0.85%	1,169	0.09%
2022		21,344,581	0.74%	1,391	0.01%
2023		19,268,850	0.59%	1,259	0.01%
2024		20,415,022	0.57%	1,191	0.00%
2025		19,894,455	0.61%	1,202	0.00%

Fiscal Year	Revenue Bonds, Notes and Revolving Loan		Percentage of Taxable Value of Property ^(a)	Per Capita ^(b)	Percentage of Personal Income ^(c)
	Business-Type Activities				
2016	\$	21,954,980	1.60%	1,597	0.16%
2017		21,225,530	1.45%	1,513	0.15%
2018		22,717,214	1.55%	1,619	0.16%
2019		19,620,144	1.11%	1,398	0.11%
2020		20,403,687	0.93%	1,225	0.10%
2021		24,311,727	0.74%	1,028	0.08%
2022		23,541,743	0.82%	1,534	0.01%
2023		21,909,416	0.67%	1,431	0.01%
2024		23,219,859	0.66%	1,380	0.01%
2025		21,678,764	0.66%	1,310	0.01%

Fiscal Year	Water Revenue Bonds		Total Primary Government ^(d)	Per Capita ^(b)	Percentage of Personal Income ^(c)
2016	\$	15,650,000	60,500,000	4,401	0.11%
2017		13,365,000	57,185,000	4,392	0.09%
2018		11,050,000	59,315,528	3,813	0.08%
2019		8,690,000	51,134,998	3,666	0.05%
2020		6,235,000	48,985,959	3,092	0.03%
2021		3,695,000	49,941,221	2,433	0.02%
2022		14,825,000	59,711,324	3,891	0.02%
2023		12,935,000	54,113,266	3,535	0.02%
2024		11,865,000	55,499,881	3,327	0.01%
2025		10,775,000	52,348,219	3,163	0.01%

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

^(a) Schedule for taxable property value data.

^(b) Schedule for population data.

^(c) See Schedule for total personal income data.

^(d) Includes governmental activities debt and business-type activities debt.

CITY OF ST. AUGUSTINE, FLORIDA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
 SEPTEMBER 30, 2025
 (Schedule 13)

Governmental Unit	Outstanding Debt	Estimated Percentage Applicable ^(a)	Estimated Share of Overlapping Debt
Debt Repaid with Property Taxes			
St. Johns County Commission Sales Tax Revenue Refunding Bonds	\$ 35,625,000	6.12%	\$ 2,179,877
St. Johns County Commission Transportation Improvement Revenue Bonds	18,040,000	6.12%	1,103,859
Other Debt			
St. Johns County Commission Other Debt	66,475,000	6.12%	4,067,574
St. Johns County School Board Certificates of Participation	417,097,168	6.12%	25,521,977
St. Johns County School Board General Obligation Bonds	861,000	6.12%	52,684
St. Johns County School Board Sales Tax Revenue Bonds	5,420,000	6.12%	331,647
Subtotal Overlapping Debt			<u>33,257,617</u>
City Direct Debt			
Capital Improvement and Refunding Revenue Bonds	16,233,479	100.00%	16,233,479
Capital Improvement Refunding Revenue Notes	2,059,236	100.00%	2,059,236
Subtotal Direct Debt			<u>18,292,715</u>
Total Direct and Overlapping Debt			<u>\$ 51,550,332</u>
Total Direct and Overlapping Debt Per Capita			3,115
Total Direct and Overlapping Debt as a Percentage of Taxable Assessed Value			1.23%
Total Direct and Overlapping Debt as a Percentage of Total Just Value			1.77%

Sources: Assessed value data used to estimate applicable percentages provided by St. Johns County Property Appraiser. Debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, within the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Augustine. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

^(a) For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental units' taxable value that is within the City's boundaries and dividing it by each unit's total taxable assessed value. This same formula is used for other overlapping debt.

CITY OF ST. AUGUSTINE, FLORIDA

**SUMMARY OF PLEDGED FUNDS
Public Service Tax / Guaranteed Entitlement Bonds Last Six Years
(Schedule 14)**

Revenue Source	2020	2021	2022	2023	2024	2025
Public Service Tax						
Electric	\$ 1,506,962	\$ 1,607,257	\$ 1,741,517	\$ 1,952,372	\$ 2,044,099	\$ 2,206,889
Communication	799,042	900,226	951,938	1,178,918	1,475,207	1,658,981
Gas	43,420	40,856	43,111	41,237	34,340	82,691
Total	2,349,424	2,548,339	2,736,566	3,172,527	3,553,646	3,948,561
Florida Revenue Sharing						
Revenue Sharing	576,197	590,618	653,501	657,802	640,921	629,196
Guaranteed Entitlements						
Local Option Gas Tax	423,885	485,407	525,769	438,711	509,368	526,388
Total Pledged Funds	\$ 3,349,506	\$ 3,624,364	\$ 3,915,836	\$ 4,269,040	\$ 4,703,935	\$ 5,104,145

CITY OF ST. AUGUSTINE, FLORIDA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
(Schedule 15)**

Fiscal Year	Population		Personal Income (Amounts in Millions)	Per Capita Personal Income	Unemployment Rate
	City	St. Johns County			
2016	13,747	235,078	\$ 13,698,259	58,271	4.3%
2017	13,862	229,715	14,439,811	62,860	3.7%
2018	14,021	238,742	15,647,080	65,540	3.3%
2019	14,031	254,412	17,327,679	68,109	2.9%
2020	15,306	261,900	19,685,194	75,163	3.6%
2021	15,350	285,533	20,609,326	72,178	3.4%
2022	15,346	296,919	23,415,535	78,862	2.1%
2023	15,307	315,317	27,121,048	86,012	3.6%
2024	15,596	331,479	28,600,894	86,283	3.3%
2025	16,548	348,336	32,422,766	93,079	4.2%

Sources: City of St. Augustine, Planning & Building Department; St. Johns County Chamber of Commerce; Office of Economic and Demographic Research.

CITY OF ST. AUGUSTINE, FLORIDA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO
(Schedule 16)

Employer	Sector	2025			2016		
		Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
St. Johns County School District	Education	6,438	1	4.41%	4,046	1	3.18%
UF Health St. Johns	Health Care	1,564	2	1.07%	1,887	2	1.48%
St. Johns County	Public Administration	1,527	3	1.05%	1,333	3	1.05%
Northrop Grumman	Manufacturing	1,110	4	0.76%	1,100	4	0.87%
PGA TOUR, Inc.	Event Management	964	5	0.66%			
Florida NationalGuard Headquarters Office	Military	900	6	0.62%	936	5	0.74%
St. Johns County Sheriff's Office	Public Safety	816	7	0.56%	580	7	0.46%
Florida School for the Deaf & Blind	Education	689	8	0.47%	684	6	0.54%
Carlisle Interconnect Technologies	Manufacturing	650	9	0.45%	530	8	0.42%
Ring Power	Heavy Equipment Sales	560	10	0.38%	500	10	0.39%
Flagler College	Education				546	9	0.43%
Total		15,218		10.43%	11,596		9.12%

Source: <https://www.sjcfi.us/county-profile/>

CITY OF ST. AUGUSTINE, FLORIDA

SUMMARY OF TEN LARGEST WATER CUSTOMERS
(In Millions)
(Schedule 17)

<u>Customer</u>	<u>Usage for Fiscal Year Ended September 30, 2025 (in Thousands of Gallons)</u>
St. Augustine	693,318
Flagler Hospital	426,375
Flagler College	182,212
American Homes 4 Rent	170,268
Dream Finders Homes, LLC	170,146
D & B School	158,056
BFC Property Holdings Inc.	114,038
Landing I, LLC	109,128
Northrop Gromman Systems Corp	97,092
SJC Board of County Commissioners	87,954

Source: City of St. Augustine Customer Service Department.

CITY OF ST. AUGUSTINE, FLORIDA

**HISTORICAL UTILITY CUSTOMERS AND SALES OF THE SYSTEM
LAST TEN FISCAL YEARS
(In Thousands)
(Schedule 18)**

Fiscal Year Ended	Water Customers			Sewer Customers			Water Sales (Thousands of Gallons)		
	Inside City	Outside City	Total	Inside City	Outside City	Total	Inside City	Outside City	Total
2016	7,695	5,700	13,395	6,950	3,044	9,994	563,563	404,526	968,089
2017	7,623	5,790	13,413	6,862	3,174	10,036	587,371	425,859	1,013,230
2018	7,907	6,263	14,170	7,109	3,522	10,631	548,945	411,312	960,257
2019	8,040	6,424	14,464	7,172	3,673	10,845	557,225	421,331	978,556
2020	8,606	7,003	15,609	7,643	4,196	11,839	585,057	443,263	1,028,320
2021	9,158	7,344	16,502	7,751	4,155	11,906	601,624	427,695	1,029,319
2022	9,153	7,459	16,612	8,068	4,362	12,430	603,824	470,224	1,074,048
2023	7,265	6,031	13,296	6,348	3,501	9,849	652,263	495,127	1,147,390
2024	7,143	6,155	13,298	6,369	3,731	10,100	687,540	546,459	1,233,999
2025	7,312	6,556	13,868	6,918	4,327	11,245	729,230	560,332	1,289,562

Source: City of St. Augustine Customer Service Department.

CITY OF ST. AUGUSTINE, FLORIDA

**WATER AND WASTE WATER TREATMENT PLANTS
SUMMARY OF HISTORICAL DAILY FLOWS
(In Millions)
(Schedule 19)**

Fiscal Year Ended	Water Treatment Plant		Wastewater Treatment Plant	
	Annual Average Daily Flow (Millions of Gallons Per Day)	Maximum Monthly Average Daily Flow (Millions of Gallons Per Day)	Annual Average Daily Flow (Millions of Gallons Per Day)	Maximum Monthly Average Daily Flow (Millions of Gallons Per Day)
2016	3.320	3.702	3.213	4.429
2017	3.304	3.690	3.516	5.553
2018	3.225	3.382	3.955	6.417
2019	3.223	3.629	3.453	5.177
2020	3.404	3.619	3.552	5.437
2021	3.348	3.749	4.075	6.014
2022	3.588	3.952	2.496	3.696
2023	3.688	4.009	2.740	3.520
2024	4.065	4.716	3.776	5.365
2025	4.116	4.461	3.830	5.670

Source: City of St. Augustine Engineering Department.

CITY OF ST. AUGUSTINE, FLORIDA

**WATER AND SEWER UTILITIES
HISTORICAL RATE STRUCTURES
(In Thousands)
(Schedule 20)**

Effective October 1,	Service Area	Water		Sewer	
		Minimum Charge	Additional Charge Per 1,000 Gal.	Minimum Charge	Additional Charge Per 1,000 Gal.
2016	Inside City	11.53	2.50 - 10.62	11.77	5.56
	Outside City	14.30	3.10 - 13.17	14.59	6.89
2017	Inside City	12.19	2.64 - 11.26	12.45	6.14
	Outside City	14.99	3.25 - 13.85	15.31	7.55
2018	Inside City	12.89	2.79 - 11.66	13.17	6.47
	Outside City	15.73	3.40 - 14.23	16.07	7.89
2019	Inside City	14.26	2.85 - 12.74	14.67	6.69
	Outside City	17.25	3.45 - 15.42	17.75	8.09
2020	Inside City	14.69	2.94 - 13.12	15.11	6.89
	Outside City	17.63	3.53 - 15.74	18.13	8.09
2021	Inside City	14.69	2.94 - 13.12	15.11	6.89
	Outside City	17.63	3.53 - 15.74	18.13	8.09
2022	Inside City	15.28	3.21 - 15.01	16.63	7.58
	Outside City	18.18	3.82 - 17.86	19.79	9.02
2023	Inside City	15.95	3.35 - 15.67	17.36	7.92
	Outside City	18.82	3.96 - 18.49	20.49	9.34
2024	Inside City	15.95	3.35 - 15.67	17.36	7.92
	Outside City	18.82	3.96 - 18.49	20.49	9.34
2025	Inside City	16.43	3.46 - 16.14	17.88	8.15
	Outside City	19.22	4.04 - 18.88	20.92	9.54

CITY OF ST. AUGUSTINE, FLORIDA

**BUILDING PERMIT ACTIVITY
LAST TEN FISCAL YEARS
(In Thousands)
(Schedule 21)**

Fiscal Year	Single Family Units	Multi-Family Units	New Residential Valuation	New Non-Residential Valuations	Residential and Non-Residential Additions/Alterations	Public Valuation	Total Valuation
2016	61	-	11,523	25,918	84	9,256	46,781
2017	58	-	15,390	9,093	370	20,660	45,513
2018	71	524	56,812	15,815	135	12,538	85,300
2019	232	314	87,583	23,343	114	12,818	123,858
2020	79	4	23,504	13,331	109	10,916	47,860
2021	117	1	36,556	14,755	125	5,131	56,567
2022	167	300	45,134	22,875	557	34,004	102,570
2023	79	276	25,199	59,840	1,597	1,132	87,768
2024	62	2	24,557	30,570	1,579	1,383	58,089
2025	67	8	25,769	34,492	1,553	4,789	66,603

Source: City of St. Augustine Planning & Building Department.

CITY OF ST. AUGUSTINE, FLORIDA

**PROPERTY VALUE, CONSTRUCTION AND BANK DEPOSIT
(In Millions of Dollars)
(Schedule 22)**

Fiscal Year	Commercial Construction ^(a)		Residential Construction ^(a)		Bank Deposits ^(b)
	Number of Units	Value	Number of Units	Value	
2016	16	\$ 25,918	61	\$ 11,523	\$ 3,879,785
2017	14	9,093	58	15,390	4,125,350
2018	15	15,815	595	56,812	4,267,208
2019	10	23,343	546	87,583	4,939,299
2020	8	13,331	83	23,504	5,588,837
2021	7	14,755	118	36,556	5,966,278
2022	2	714,960	413	524,490	7,134,382
2023	12	19,145	355	85,039	7,041,598
2024	33	49,709	62	55,127	7,347,637
2025	15	34,492	67	25,769	7,633,000

NOTES:

^(a) **Planning and Building Division**

^(b) **Deposits for St. Johns County (\$000)**

Source: www.FDIC.gov

Source: St. Johns County Property Appraiser.

CITY OF ST. AUGUSTINE, FLORIDA

MISCELLANEOUS STATISTICAL DATA
(Schedule 23)

Date of Incorporation	May 30, 1925
Form of Government	Commission - Manager
Area:	
Square miles	13.89 Miles
Paved streets	66.61
Unpaved streets	10.5
Altitude	7 Feet Above Sea Level
Education:	
Elementary	3
Secondary	1
Post-secondary	2
Fire Protection:	
Number of fire stations	2
Number of firefighters	37
Police Protection:	
Number of police stations	1
Number of police officers	59
Utility Customers:	
Water	13,868
Sewer	11,242
Solid waste	6,532
Tourism Facts (St. Johns County):	
Visitors spend (per year)	\$2.4 Billion
Airports	1
Attractions/points of interest	50 +
Camp sites	173
Condominium units (rentals)	4000
Hotel/motel units	5600
Marinas	14
Parks and playgrounds	50
Public golf courses	19
Public tennis courts	99
Restaurants	200 +
Sightseeing services	7
State parks	3

Climate:

Average Temperature and Precipitation in St. Johns County

Quarter	Average Daily		Total Rainfall
	Max. Temperature	Min. Temperature	
October - December	76.2	53.6	10.37
January - March	70.5	45.0	0.45
April - June	84.0	70.9	0.43
July - September	84.3	33.5	7.26

Source: Weather Underground.

CITY OF ST. AUGUSTINE, FLORIDA

**FULL-TIME EQUIVALENT GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST SIX FISCAL YEARS
(Schedule 24)**

FUNCTION	Fiscal Year					
	2020	2021	2022	2023	2024	2025
Governmental Activities						
General government	59.0	59.0	61.0	58.0	59.5	60.5
Public safety	109.5	108.0	106.5	110.5	110.5	118.5
Physical environment	36.5	36.5	39.0	40.0	50.0	43.0
Transportation	17.0	15.0	14.0	16.0	17.0	29.0
Culture and recreation	14.0	13.0	11.0	12.0	15.0	14.0
Business-Type Activities						
Utilities	62.0	58.0	61.0	66.5	81.0	69.0
Stormwater	4.0	4.0	5.0	4.0	4.0	3.0
Solid waste	18.0	18.0	24.0	24.0	29.0	28.5
Marina	12.5	12.0	12.0	10.5	13.5	12.0
Visitor Information Center	22.0	10.5	22.0	25.0	26.5	13.0
Totals	354.5	334.0	355.5	366.5	406.0	390.5

Data obtained from City of St. Augustine Human Resources Department.

CITY OF ST. AUGUSTINE, FLORIDA

OPERATIONS INDICATORS BY FUNCTION/PROGRAM
 LAST SIX FISCAL YEARS
 (Schedule 25)

FUNCTION	FISCAL YEAR					
	2020	2021	2022	2023	2024	2025
Public Safety						
Police						
Physical arrests	682	616	1,088	1,053	1,109	1,080
Traffic violations	1,443	2,018	1,629	2,058	1,564	6,759
Calls for service	41,716	27,578	42,849	46,650	41,747	38,889
Parking violations*	6,755	9,170	6,056	9,777	9,059	19,765
Fire						
Number of calls answered	4,038	4,923	5,228	4,931	4,583	4,703
Inspections	590	634	796	1,105	1,422	1,218
Pre-fire tours	325	385	486	496	210	353
Hydrants flow tested	642	642	642	74	1,329	1,356
Transportation						
New street pavings (miles)	-	0.12	0.43	0.38	-	-
Street resurfaced (miles)	7.48	4.17	1.52	2.52	3.00	3.77
Sanitation						
Refuse collected (tons/day)	75.1	53.7	47.7	44.4	52.8	55.8
Recyclables collected (tons/day)	24.4	14.2	12.3	12.0	10.0	11.5
Culture and recreation						
Field permits issued	9	12	12	11	9	10
Lightner Museum Courtyard permits issued	310	348	363	323	315	334
Plaza permits issued	22	20	26	30	33	26
Other events permits issued	43	48	69	69	30	39
Water and sewer						
New water connections	408	306	476	546	1,059	524
New sewer connections						
Average daily consumption (thousands of gallons)	3,404	3,348	3,588	3,688	4,065	4,116
Wastewater						
Average daily usage (thousands of gallons)	3,552	4,075	2,496	2,740	3,776	3,830

* Includes those issued by parking enforcement.

Source: Various City Departments.

CITY OF ST. AUGUSTINE, FLORIDA

CAPITAL ASSETS STATISTICS BY FUNCTION
 LAST SIX FISCAL YEARS
 (Schedule 26)

	FISCAL YEAR					
	2020	2021	2022	2023	2024	2025
Police						
Police stations	1	1	1	1	1	1
Boats	1	1	1	1	1	1
Fire						
Stations	2	2	2	2	2	2
Vehicles	10	10	11	12	12	12
Boats	2	1	1	1	1	1
Sanitation						
Collection trucks	13	13	13	15	15	15
Water						
New feet of water main added	9,912	8,677	5,931	14,970	39,469	14,617
Total fire hydrants	1,197	1,216	1,255	1,273	1,329	1,356
Maximum monthly average daily flow (thousands of gallons)	3,619	3,749	4,399	4,009	4,716	4,461
Wastewater						
New feet of sanitary sewer added	20,485	11,159	5,465	11,549	41,292	10,748
Maximum monthly average daily flow (thousands of gallons)	5,437	6,014	3,696	4,009	5,365	5,670
Stormwater						
New feet of storm sewer added	1,296	-	156	734	-	-

Source: Various City Departments.

THIS PAGE INTENTIONALLY LEFT BLANK

OTHER REPORTS

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE, FLORIDA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal/State Agency, Pass-through Grantor/Program Title/State Project	AL/CSFA Number	Contract Grant Number	Expenditures	Passed Through to Subrecipients
Federal Expenditures				
U.S. Department of Homeland Security				
Federal Emergency Management Agency				
Passed through the State of Florida Division of Emergency Management				
Flood Mitigation Assistance	97.029	EMA-2020-FM-052	\$ 14,400	\$ -
Hazard Mitigation Grant Program	97.039	4283-87-R	513	-
Total U.S. Department of Homeland Security			<u>14,913</u>	<u>-</u>
U.S. Department of the Treasury				
Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5298-FL0275	692,711	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	23.s.aa.900.112	891,932	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	23.s.aa.900.123	522,969	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	22FRP111	76,179	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	22FRP112	79,321	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	22FRP113	146,843	-
Total U.S. Department of Treasury			<u>2,409,955</u>	<u>-</u>
U.S. Department of Transportation				
Highway Planning and Construction Program	20.205	GSO04	1,315,896	-
Passed through Florida Department of Law Enforcement				
State and Community Highway Safety	20.600	C-6N173	24,074	-
Total U.S. Department of Transportation			<u>1,339,970</u>	<u>-</u>
Total Expenditures of Federal Awards			<u>\$ 3,764,838</u>	<u>\$ -</u>
State Financial Assistance				
Florida Department of Environmental Protection				
Resilient Florida Program - Vulnerability Assessment	37.098	22PLN20	\$ 95,776	\$ -
Total Florida Department of Environmental Protection			<u>95,776</u>	<u>-</u>
Florida Department of State				
Acquisition, Restoration of Historic Properties	45.032	24.h.sc.900.121	3,145,608	-
Historic Preservation Grants	45.031	25.h.sm.300.118	50,000	-
Historic Preservation Grants	45.031	25.h.sm.200.098	49,837	-
Total Florida Department of State			<u>3,245,445</u>	<u>-</u>
Florida Department of Transportation				
Transit Corridor Development Program	55.013	216453-3-84.01	650,577	-
Total Florida Department of Transportation			<u>650,577</u>	<u>-</u>
Total Expenditures of State Financial Assistance			<u>\$ 3,991,798</u>	<u>\$ -</u>

Note 1 - General

The accompanying schedule of expenditures of federal awards and state financial assistance projects presents the activity of all federal award programs and state financial assistance projects of the City of St. Augustine, Florida (the "City").

The City reporting entity is defined in Note 1 to the City's basic financial statements for the year ended September 30, 2025. All federal awards and state financial assistance received directly from federal agencies or state agencies, as well as federal awards and state financial assistance passed through other governmental agencies, are included in the schedule.

Note 2 - Basis of Accounting

The accompanying schedule of expenditures of federal awards and state financial assistance projects is presented using the same basis of accounting as the fund in which the grant is recorded, generally the accrual or modified accrual basis, as described in Note 1 to the City's financial statements.

Note 3 - De Minimis Indirect Cost Rate Election

The City did not elect to use the allowable de minimis cost rate as covered in Section 200.414, *Indirect (F&A) costs*, of the Uniform Guidance.

Note 4 - Non-Cash Assistance

The City did receive any non-cash assistance during the fiscal year.

THIS PAGE INTENTIONALLY LEFT BLANK



Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

**Honorable Mayor and Members of
the City Commission,
City of St. Augustine, Florida**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Augustine, Florida (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 27, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Bradenton, Florida
March 27, 2026



Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and on Internal Control Over Compliance Required by the Uniform Guidance and Chapter 10.550, Rules of the Auditor General

**Honorable Mayor and Members of
the City Commission,
City of St. Augustine, Florida**

Report on Compliance For Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project

We have audited the City of St. Augustine, Florida's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and the requirements described in the *Department of Financial Services' State Projects Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs and state projects for the year ended September 30, 2025. The City's major federal programs and state financial assistance projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City's federal and state programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, Rules of the Auditor General will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, Rules of the Auditor General, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.



Bradenton, Florida
March 27, 2026

City of St. Augustine, Florida

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED SEPTEMBER 30, 2025

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

___ yes X no

Significant deficiencies identified not considered to be material weaknesses?

___ yes X none reported

Noncompliance material to financial statements noted?

___ yes X no

Federal Programs and State Financial Assistance Projects

Internal control over major federal programs:
Material weaknesses identified?

___ yes X no

Significant deficiencies identified not considered to be material weaknesses?

___ yes X none reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) and Chapter 10.550, Rules of the Auditor General?

___ yes X no

Identification of major federal programs:

AL Number
21.027

Name of Federal Program or Cluster
U.S. Department of Treasury – Coronavirus State and Local Fiscal Recovery Funds

Identification of major state financial assistance:

CSFA Number
45.032

Name of State Program
Acquisition, Restoration of Historic Properties

Dollar threshold used to distinguish between Type A and Type B federal and state programs:

\$1,000,000 and \$750,000

Auditee qualified as low-risk auditee?

___ yes X no

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None noted.

**SECTION III
FEDERAL/STATE AWARDS FINDINGS AND QUESTIONED COSTS**

None noted.

SCHEDULE OF PRIOR YEAR FINDINGS FOR THE YEAR ENDED SEPTEMBER 30, 2025

2024-001. Unearned Revenue – Material Weakness

Criteria: Internal controls should be in place to provide reasonable assurance that all transactions are recorded in accordance with accounting principles generally accepted in the United States of America. As part of the audit process, we noted the City did not properly record its unspent and unearned revenues relating to the American Rescue Plan Act (ARPA) funds received.

Condition: The City recorded in prior year the receipt of these funds as revenues.

Context: Our testing of these funds indicated \$4,408,638 of ARPA funds were received and recorded as revenues when none were utilized or earned as of the prior year-end.

Current Status: Item has been corrected and is not reported again in 2025.

Finding 2024-002. Florida State-Wide Water Restoration and Wastewater Projects (CSFA#37.039)

Criteria: The City did not meet the timely filing requirements for the quarterly reports related to the State-wide Water Restoration and Wastewater Projects.

Condition: The grant program requires quarterly reports to be filed within 20 days after quarter end to maintain compliance.

Context: Two of the four required reports were submitted outside this window (one was three days past due and the other was roughly 60 days past due).

Current Status: Item has been corrected and is not reported again in 2025.



Independent Auditor's Management Letter

**Honorable Mayor and Members of
the City Commission,
City of St. Augustine, Florida**

Report on the Financial Statements

We have audited the financial statements of the City of St. Augustine, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 27, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated March 27, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. We determined corrective actions were taken by the City for all of the prior year recommendations to improve financial management.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is included in Note 1 to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the City's geographical boundaries during the fiscal year under audit.

Special District Component Units

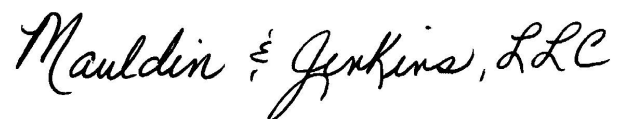
Section 10.554(1)(i)5.c, Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, require us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Mayor and Members of the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Bradenton, Florida
March 27, 2026



Independent Accountant's Report

**Honorable Mayor and Members of
the City Commission,
City of St. Augustine, Florida**

We have examined the City of St. Augustine, Florida's (the "City") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the City is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

This report is intended solely for the information and use of the City and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 27, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: April 16, 2026

RE: Staff Report Item for April 27, 2026, City Commission Meeting
Dining with Dignity Pavilion Operations and Phase II Update

Staff requests that this item be placed on the Monday, April 27, 2026, City Commission Meeting Agenda under Staff Reports.

In November 2025, the Dining with Dignity Pavilion opened, transitioning meal services coordinated by Home Again St. Johns to the newly constructed facility. Since its opening, attendance data indicates an increase in average participation. Staff continue to refine and improve operations at the pavilion. Ongoing efforts include ensuring ADA compliance, installing a grill, bike racks, and enhancing lighting, parking, and safe, efficient access for the mobile healthcare bus. These operational elements continue to evolve as services are fully implemented.

The introduction of shower and laundry services will require dedicated service providers to manage operations, facilitate access, and maintain cleanliness and sanitation after each use. Shower services, in particular, will require structured scheduling, safety protocols, and the distribution of hygiene products. A thoughtful and phased implementation approach is essential to ensure the success and sustainability of these services.

As staff prepare to advance Phase II, the proposed Drop-In Center, we are working to develop a draft Memorandum of Understanding (MOU). Staff will schedule additional meetings to advance discussions with a potential partner, UF Health St. Johns Care Connect (Continuum of Care), which has requested a draft agreement outlining operational expectations and terms.

Staff respectfully request the opportunity to provide the Commission with a verbal update on continued efforts and advancements of the Dining with Dignity Pavilion and Phase II efforts.

I am available for any questions you may have. I may be reached by phone at 904.209.4254 or via email at jperkins@citystaug.com.

Respectfully,



Jaime D. Perkins, MPA
Director, Community Services

Agenda Item for April 27, 2026
City Commission Meeting:
Dining With Dignity Pavilion Operations and Phase II Update
Page 2 of 2

Attachments: Dining with Dignity Overview (photos, attendance data)

Copy: Meredith Breidenstein, Assistant City Manager
Reuben Franklin, PE, Assistant City Manager
Isabelle Lopez, City Attorney

Dining with Dignity Overview

Since the first day of the service transition, average attendance has increased. On opening day, Friday, November 14, attendance was recorded at 57 individuals, compared to a typical Friday average of approximately 35 attendees—representing a 62% increase.

Additionally, based on data collected in March 2025 and March 2026 over a comparable 10-day period, average daily attendance increased from 39 attendees to 54 attendees on average, further demonstrating sustained growth in participation.



Grill Install



Bike Rack Install



Partner Programs



Attendance



Health Bus Access



Attendee Support

The photos above highlight both the successes and challenges that staff have observed and continue to address during the first six months of program implementation. The introduction of additional services and programming at the site will require strategic planning, consistent staffing and volunteer support, and well-defined operational procedures to ensure long-term program success.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners
DATE: April 16, 2026
RE: Reminder: Open Positions on Boards and Committees

Below is a list of Boards and Committees indicating current vacancies or upcoming term expirations. Your assistance in identifying and encouraging qualified candidates to apply is greatly appreciated.

- **Corridor Review Committee**
[One (1) Term Expired - 3/28/26]
- **Planning and Zoning Board**
[One (1) Vacancy Expiring 9/30/2028]

Advertisements requesting applications for the above-referenced vacancy were published in the St. Augustine Record and posted on the City's website.

Sincerely,



Darlene Galambos
City Clerk

xc: Clerk's Office

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, March 9, 2026

The City Commission met in formal session Monday, March 9, 2026, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

- 1. Roll Call:** Nancy Sikes-Kline, Mayor/City Commissioner
Barbara Blonder, Vice Mayor/City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner
Jon DePreter, City Commissioner

Also Present: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager
Corey Sakyr, Director, General Services
Jacob Webber, Grant Administration Coordinator
Melissa Wissel, Director, Communications
Jon Marston, Police Chief
Carlos Aviles, Fire Chief
Elyse Wiemann, Senior Recording Secretary

MOMENT OF SILENCE and PLEDGE OF ALLEGIANCE

Mayor Nancy Sikes-Kline requested a moment of silence and Vice-Mayor Barbara Blonder led the pledge of allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Mayor Sikes-Kline **MOVED** to approve the Regular Agenda. The motion was **SECONDED** by Commissioner Jon DePreter and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2026-05: Proclaims the Month of March 2026, as Archaeology Month (N. Sikes-Kline, Mayor)

3.B. Proclamation 2026-08: Proclaims the Month of March 2026, as Irish Heritage Month (N. Sikes-Kline, Mayor)

3.C. Proclamation 2026-09: Proclaims March 16–20, 2026, as Government Finance Professionals Week (N. Sikes-Kline, Mayor)

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Cullen Forest Brever
- Francis Ryan
- Ed Swift

- JoAnne Engle
- Wyndham Yancy
- Joshua Luke
- Thomas Reynolds
- Annika Kendrick
- Aaron Jockers
- Patricia Ramos
- Katherine Zodda
- Scott York
- Chloe Cracolici
- JoAnne Werling
- BJ Kalaidi

5. Consent Agenda

David Birchim, City Manager, read the Consent Agenda.

CA.1 Preview of upcoming Commission meetings.

CA.2 THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON March 23, 2026:

- Ordinance 2026-08: Amending an existing Planned Unit Development (PUD) at 24 Cathedral Place and the corner of Charlotte and Treasury Streets Second Reading April 27th
- Ordinance 2026-10: Amending Vehicles for Hire (Ch27) Ordinance
- Ordinance 2026-11: Amending Franchises (Ch14) Ordinance

CA.3 Reminder of Upcoming Meetings:

- March 23, 2026, 5:00PM, Regular City Commission Meeting
- April 13, 2026, 4:30PM, Award Presentation to Jen Lomberg, Red Cedar Award for Environmental Impact
- April 13, 2026, 5:00PM, Regular City Commission Meeting

CA.4 APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- January 26, 2026, Regular City Commission Meeting

CA.5 RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.

CA.6 PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.

CA.7 NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.

CA.8 Satisfaction and Release of Mortgage Lien - 116 Kings Ferry Way (I. Lopez, City Attorney)

END CONSENT AGENDA

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Mayor Sikes-Kline MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

(None)

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

8.B. Ordinances – First Reading (only if required by law)

(None)

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1 Ordinance 2026-10: Amending Vehicles for Hire (Ch27) Ordinance (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistant City Manager, reviewed Ordinance 2026-10. He provided an overview of City Code Chapters 27 and 14.

Mayor Sikes-Kline requested an overview of the recommended changes.

Mr. Franklin advised the changes were as follows:

- Updated definitions for drivers, pedicab, vehicles for hire (VFH) and VFH administrator
- VFH prohibited from providing tours except pedicabs.
- Clearly outlined penalties for violations and detail an increase in penalties with violations
- Franchise administrator and code enforcement authorized to provide enforcement for this chapter
- Permits to be capped at twenty-five (25) for motor vehicles and twenty (20) for pedicabs.
- Pedicabs can operate five (5) cabs per permit.

- All drivers must have a Florida driver's license
- Required background checks for operators and drivers
- Vehicles must be distinct and not like other approved operators

Commissioner Springfield asked if Uber would be regulated.

Mr. Franklin replied that Uber was a transportation network company and it was not regulated by the City; however, there was a provision that if they chose to use the designated taxi stands, a medallion and inspection would be required.

Commissioner Springfield asked if there were specific locations for people to use these companies.

Mr. Franklin stated that this past Nights of Lights, the City implemented a prohibited area on Fridays and Saturdays with Uber and Lyft and provided pickup locations on the periphery of the historic downtown area. He advised that this was year around from 5:00p.m. to midnight both days.

Commissioner Springfield said 100 pedicabs seemed to be too many. He said the operation out at the St. Augustine Amphitheatre was dangerous as it was very dark. He asked if an approved driver was caught driving under the influence (DUI) would the commission be notified.

Mr. Franklin replied that there was a provision that stated the operator was supposed to notify the City but if the City was not notified it would be discovered at the annual background check.

Commissioner Springfield encouraged Mr. Franklin to look into how notification could be promptly provided as DUI were important to know about.

Commissioner Garris agreed that 100 pedicabs were too many to have as they held up traffic. She asked for clarification

about the definition of Vehicles for Hire (VFH).

Mr. Franklin replied that the VFH only included pedicabs, taxis, and shuttles and were for transportation only. He said the franchises would include the tour and trolley companies, plus the horse carriages.

Commissioner DePreter thought it was important to remember this started with the mobility plan. He said there were many new inspections and new enforcement. He asked prior to the next hearing if information could be provided regarding how this would work financially with Code Enforcement. He questioned what was meant by possible restrictions to congested areas.

Mr. Franklin replied that the code allowed the City to identify congested areas, which allowed for designation of certain areas.

Commissioner DePreter felt there was too much leeway and leniency in the enforcement section of the code. He said other than money, he was concerned with enforcing the code as that was where problems could arise. He supported having 100 pedicabs as he thought the mobility plan identified alternative modes of transportation. He disagreed that having pedicabs at the St. Augustine Amphitheatre were dangerous as most were electric and drove speeds of twenty miles per hour, and he did not feel it would cause a problem if spread out throughout the entire City.

Commissioner Blonder thanked staff and felt it was necessary to address both ordinances, and she thought it was moving in the right direction. She agreed that 100 pedicabs were too many and should be reduced by at least fifty percent. She said pedicabs seemed to be receiving preferential treatment by being allowed to do tours and being included with VFH and suggested creating a tier three for the franchises with pedicabs.

Mayor Sikes-Kline felt there was a lot of spill over between the two ordinances. She agreed that 100 pedicabs was too many for the City and mentioned that most of the complaints was about the bad behavior. She said she was concerned about adding a staff position as there was uncertainty with the state as they were potentially removing revenue through property tax. She appreciated the addition of background checks but was concerned with drivers receiving DUI's. She stated she had no other data from other communities indicating what they were doing, which made her feel blind. She agreed with having annual inspections as safety should be a priority. She asked if the fees could remain at the same level as things were being added and she felt some type of data should be reviewed to help determine a fair rate. She requested a current list of all businesses including those who were permitted, licensed, and registered.

Commissioner Springfield commented that noise should be included in the ordinance, to state 'limited or no amplified music' as it was not entertainment.

Mayor Sikes-Kline agreed that request was reasonable.

Mr. Franklin requested to impose a freeze on accepting applications for VFH and franchisees.

Mayor Sikes-Kline said she did not feel that was necessary after her discussion with the City Attorney.

Isabelle Lopez, City Attorney, advised that the suggestion from that staff was due to new forms need to be created, new insurance, requirements and training would take place. She said the request was not to process any new applications between today and final reading of the ordinance, as there could be several changes.

Mayor Sikes-Kline said she understood and agreed that while in the process,

applications should not be approved or accepted.

There was consensus to not accept applications during the ordinance updates.

Mayor Sikes-Kline questioned if the ordinance was ready for second reading.

Mr. Birchim commented that based on the discussion a motion moving the ordinance to second reading would be recommended.

MOTION

Commissioner DePreter MOVED to pass Ordinance 2026-10 to second reading.

Motion failed for lack of a second.

Mayor Sikes-Kline asked if commissioners had changes prior to moving forward.

Commissioner Blonder replied she had many changes regarding the ordinance and did not feel it was ready for second reading.

Commissioner DePreter understood that if the ordinance was passed to second reading, it would not hinder staff from providing more information. He stated his request was focused on the financials with the proposed changes.

Mr. Birchim commented that this would not end the ability to request additional information.

Mayor Sikes-Kline was concerned that the ordinance was not ready for second reading.

Commissioner Blonder felt the ordinance was not ready for second reading and did not believe the proposed timeline would be efficient to address all her concerns.

Commissioner Garris agreed that corrections needed to be made prior to second reading.

Mayor Sikes-Kline questioned if there was consensus to have the changes made and then present ordinance 2026-10 again on first reading.

Commissioner DePreter replied that he was not opposed to any option but wanted to make sure all necessary questions were answered.

Ms. Lopez suggested informing staff of any specific changes to the ordinance, that way the updates could be made, or requested information could be gathered.

Commissioner Blonder said she had several items regarding VFH but thought there was more concern with the franchises excluding the amount of pedicabs.

Commissioner DePreter asked how long staff felt it would take to prepare for second reading after hearing the feedback from the Commissioners.

Mr. Franklin said based on feedback, the ordinance could be heard at the April 27, 2026, commission meeting on second reading as the short title would not change; however, if needed, the ordinance could have two second readings, but it would allow for community and stakeholder input. He said this ordinance and the following ordinance should be done in tandem, but he felt that was enough time depending on the discussion regarding franchises (Ch14) ordinance.

Mayor Sikes-Kline said she was not supportive of passing this ordinance to second reading, when everyone disagreed on the amount of pedicabs and the lack of data to make a better decision.

Mr. Franklin noted that Friday, he pulled all active business accounts and that was represented in the charts provided. He said there were a total of fourteen licensed pedicab companies in the City that were active. He suggested reducing the 25 to 15 and the number of cabs from 5 to 3, which

would be a drastic reduction in pedicabs or reducing it to 15 operators and allowing up to 5 cabs.

Commissioner Springfield said the income should be calculated in totality and not separated out.

Commissioner DePreter asked if the VFH and the franchises should be reviewed together or separately. He said VFH seemed to be totally separate and could be passed to second reading. He asked if both ordinances had to be passed together.

Ms. Lopez commented that both ordinances would need to be passed together for final adoption. She said the first ordinance removed sections that would apply, which could leave a vacuum. She said for purposes of first reading, ordinance 2026-10 could be passed to second reading but for final adoption it should be synchronized so the effective dates were the same.

Commissioner Springfield suggested not moving forward with ordinance 2026-10 until ordinance 2026-11 was presented.

Commissioner Blonder said she wanted to frame this around mobility and noted her comments were to address both ordinances. She pointed out in ordinance 2026-11, it stated mobility plan emphasized strategies that included "reducing conflicts between mobility modes" and "reducing adverse impacts on the transportation network", with similar language in ordinance 2026-10, with that in mind having 100 pedicabs in the City, it would increase conflicts between mobility modes and increased the impacts on the transportation network. She agreed with Commissioner Springfield regarding the noise and felt it should be addressed in ordinance 2026-10. She felt the insurance minimums for VFH and franchise tier 2 and horse and carriage should be increased significantly. She proposed having the insurance requirements be the same as

the county's if that was more appropriate. She stated the fees for permits and franchises should be proportionate to the cost of administration processes and any of the hidden costs that may be related, as she did not feel the fees associated right now were adequate. She suggested reducing the proposed contract by half, except for horse drawn carriages as it had been reduced to five years. She thought exclusion zones, such as residential areas, should be considered for pedicabs and tours. She stated the violations were too lenient and felt that if within six months a company had three violations, that could be an indication of bad business. She suggested creating a tier three for the pedicabs offering tours and asked staff to consider regulations for scooters and scooter rentals. She said overall the ordinances focused on the tourism industry and not mobility and she wanted a balance of both.

Mayor Sikes-Kline thanked Commissioner Blonder and noted she brought forth some great points but was unsure how to assess it at this point. She noted that the insurance requirements were under review at the state level and the requirements could possibly change.

Mr. Franklin advised that the ordinance referenced the state statute for the minimum insurance requirements. He said if there were changes at the state level, then the VFH would have to comply. He said they decided to keep the insurance requirements at the state minimum, which was the same as before; however, under the franchise tier 2, the insurance requirements had been raised. He said this was open for discussion and he could provide other options for the board to consider.

Mayor Sikes-Kline said she wanted to review other options and wanted to understand how the audible issue with noise would be addressed. She felt the argument Commissioner Blonder made regarding contract lengths was compelling.

She expressed that she was uncomfortable moving the ordinance to second reading with so many unanswered questions.

Mr. Franklin explained he was not trying to rush as he knew it was a complicated topic, and he had been working on both ordinances for the past year and half, while engaging with stakeholders.

Commissioner DePreter asked, after hearing more of the concerns, how long did he felt it would take to prepare for second reading.

Mr. Birchim suggested having Mr. Franklin review ordinance 2026-11 and then determine how to proceed, either ordinance could be passed to second reading or if needed, a workshop could be scheduled.

9.A.2. Ordinance 2026-11: Amending Franchises (Ch14) Ordinance (R. Franklin, Assistant City Manager)

Reuben Franklin, Assistant City Manager, reviewed Ordinance 2026-11. He provided a brief overview of the proposed changes which were as follows:

- Updated definitions for sightseeing motor vehicles, sightseeing tier one franchisee, tier two franchisee, and franchise administrator
- Tier One franchises - 11 or more passengers, capped at two operators (existing operators Old Town Trolleys and Red Train Tours), 16 vehicles on street at any time, term agreement good for 20 years
- Tier Two franchises - 11 passengers or less, capped at fifteen operators with three per franchise agreement, term agreement good for 10 years
- Background checks required for all drivers and owners, current Florida driver's licenses for drivers
- Grantee may not own, operate, or have any financial, legal, or ownership interest in more than one tier one franchise and one tier two franchise

- Appearance and design had to be unique and distinct from other operators
- Annual renewals for vehicle inspections and drivers required
- Tier One and Two loading zones required to be 100 feet apart to avoid confusion
- Advised of insurance requirements for all franchises
- Tier One had fixed routes; tier two did not
- Franchise Fees: Tier One: remained the same; Tier two \$2,000 per franchise
- Prohibited vehicles: megacycles, amphibious vehicles, pedal pubs, golf carts, and pedicabs (pedicabs permitted under VFH)
- Outlined the penalties for violations and potentially levy a suspension or termination of the franchise agreement

Animal Drawn Carriage:

- Definitions updated to include franchise administrator, medallion and transfer station
- Medallions allowed were reduced from thirty to fifteen and each franchise allowed up to five medallions per agreement not exceeding the total of fifteen medallions
- Agreement terms reduced to five-year periods
- Must have valid Florida driver's licenses, background checks, and annual renewal for inspections and drivers
- Would have fixed carriage routes adopted by resolution
- Franchise fee of \$1,000 per year per medallion
- Updated care of animals to include health and abuse
- Updated section regarding health certificates
- Changed equine heat guidelines to 85-degree threshold for temperature and 90-degrees to cease operations
- Penalties matched motor vehicles

Commissioner DePreter said he did not want to add any additional cost to the taxpayers and questioned if the City should be profiting from this. He asked what the methodology was for selecting competing requests, since he thought VFH were more about mobility than franchises.

Mr. Franklin referred to the chart¹ and explained that the first page indicated the existing operators for VFH, which was a total of 49 to include 14 pedicabs, 19 taxi/shuttles, and 16 tours. He said the 16 identified under VFH would be moved to Tier two, which was limited to fifteen franchises; however, he pointed out there had been some businesses set up in late 2025 through early 2026.

Commissioner DePreter reiterated how selection of competing requests would be selected, especially when there was already one more than allowed under tier two category.

Mr. Birchim commented the method used was a lottery system. He explained that when more people applied than allowable franchises or medallions the City would provide an application deadline, confirm valid applications, randomly assign numbers to applicants, and spin for a franchise agreement. He said it was the same method used for spaces at the public market for vendors.

Mr. Franklin continued reviewing the chart. He said there were currently seven franchise operators, Old Town Trolley and Red Train Tours, and then five Horse and Carriage franchises. He said with the proposed changes, the addition of the tier two was added, which was how the franchise operators in totality would be at twenty-two. He said the caps were the maximum numbers allowed but not what was currently operating in the City.

Commissioner DePreter asked for the total collected from the tier one franchises.

Mr. Franklin replied that he could provide that information at a later date.

Commissioner DePreter added that he would like to restrict areas for small tour operators even though the small scales made this a good business option; however, he did not feel that residential neighborhoods were the place with amplified noise. He felt that after three to five years these ordinances should be reviewed.

Commissioner Garris agreed there needed to be a tier three. She felt the vehicles should be limited, because the agreements were capped at fifteen increasing the number of vehicles on the streets; however, she thought the Tasting Tours should be allowed to have three vehicles.

Mr. Franklin replied that in his stakeholder engagement session, the Tasting Tours had three vehicles.

Commissioner Garris said the Tasting Tours should be grandfathered in, but future trolleys should be limited. She said her reasoning was that the City streets were not getting any wider and the traffic was increasingly difficult no matter the time of day. She said most visitors utilized the Red Train Tours or Old Town Trolleys and the fees associated with the trolley franchises were substantial. She said moving forward, the Horse and Carriage franchises should be monitored closely to avoid past issues. She felt this was an opportunity to recognize businesses who ran their organizations correctly and those who did not. She pointed out there was one operator who owned a little red train and recommended sending him a letter as she received an email about him being aggressive. She clarified this was not to be confused with the Red Train Tours. She stated that businesses who had been operating for years within the City should be put in the right category to remain in operation and successful.

¹ Attached to original packet

At the request of Commissioner Springfield, Mr. Franklin said he had been working on the two ordinances for the past two years.

Commissioner Springfield said he felt there was no reason to be in a rush, as Mr. Franklin just indicated he had been working for the past two years on both ordinances. He agreed that the fees should not only cover the cost for an employee to supervise the program but to cover the road damage and other things that would need to be dealt with, which was one of the reasons, why the tier one franchise operators paid a high rate as it was a percentage of their income; however, he did not agree with the way their fees were assessed. He explained that a tier one franchise agreement should remain at twenty years due to their investment and commitment to the City. He said if a franchise operator was given a medallion the requirement should be that it had to be used or they would lose it. He said in the past medallions had been used as leverage and he felt that was unfair to other companies. He felt that a committee should decide on who was issued a franchise agreement for tier two and horse carriages and the City Commission should determine when medallions should be limited and not left to the City Manager. He was in support of having a tier three for the smaller tour operators. He disagreed with taking the horses temperature but agreed that when the temperature reached 90 degrees, that work should cease. He said the ownership of any franchise should be a person or an incorporated business with a Chief Executive Officer (CEO) that way the City could hold someone accountable when problems arise. He recommended no longer allowing a trust or a company without a CEO to have a franchise or medallions. He asked if a mile would be added to the horse carriage route if they were to move to the clock tower at the parking garage.

Mr. Franklin replied that the clock tower was on the existing carriage route. He said

route modifications were done through resolution, but the distance would remain the same. He said the proposed route change resolution would be presented soon. He felt it should be clarified that a horse could work eight hours in a twenty-four-hour day as that was more than enough for any horse. He noted the horse medallions should be limited to three instead of five per franchise.

Commissioner Blonder said if the number of franchisees were limited in each tier then the grantees should not be allowed to have both a tier one and tier two franchises and requested for that to be removed. She suggested reviewing the maximum number of passengers for each tier, limiting tier two to nine passengers and then incorporating a tier three as she mentioned previously. She explained that golf carts were prohibited, but it seemed that many golf carts were used and asked what they were if that was not what they were considered.

Ms. Lopez replied that golf carts were not street legal; however, what appeared like a golf cart under Florida law was called a slow-moving vehicle.

Commissioner Blonder added in the prohibited uses she did not want to have party bikes or party carts, which allowed a various amount of guests to drink while taking a tour. She said she was not opposed to tours that visited different establishments but not ones that were a party experience and not for tours or transportation. She said companies should be required to operate at least six months a year and not just during peak times like Nights of Lights. She said the horse and carriage update was a big improvement, but she did not want horses to be moved from one carriage to another on a public street as it could be a hazard. She said the horse breaks were not completed as required, which was an enforcement issue, similarly she felt horses working in a seven-day period should only work five-days. She suggested using a heat index number instead of a certain degree, which

was available from the National Weather Service (NOA).

Mayor Sikes-Kline said this was affirmation that the horse and carriage industry was supported and the commission was trying to make it better. She felt after hearing all the comments that she was unsure how to move forward and thought it was a bit complicated.

Mr. Birchim suggested holding a workshop to discuss both ordinances, breaking them down by each component, notating both commissioner's comments and public comments. He said proposed dates for a workshop could be provided at the next commission meeting. He said using the information heard tonight, decisions could be made and a new first reading of the ordinances could take place.

Commissioner DePreter noted that under the prohibited vehicles pedal pubs were included.

Commissioner Blonder understood and added she wanted to include a cart as well.

Ms. Lopez commented that drinking alcohol on City Street was a criminal violation; however, the language could be reviewed.

MOTION

Commissioner DePreter MOVED to TABLE the discussion until a workshop was held and then scheduled a first reading. The motion was SECONDED by Commissioner Springfield.

Mayor Sikes-Kline stated that motion was for Ordinance 2026-10, as there should be a motion for each separately.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

Commissioner DePreter MOVED to TABLE the discussion until a workshop was held and then scheduled a first reading for Ordinance 2026-11. The motion was SECONDED by Commissioner Blonder.

VOTE ON MOTION:

AYES: DePreter, Blonder, Garris, Springfield, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2026-05: Florida Inland Navigation District, Waterways Assistance Program, Salt Run Navigation Channel Maintenance Dredging 2026 (J. Webber, Grant Administration Coordinator)

Jacob Webber, Grant Administration Coordinator, reviewed Resolution 2026-05.

Commissioner DePreter said Salt Run was very important and he thought this was a good cause.

MOTION

Commissioner DePreter MOVED to pass Resolution 2026-05. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez asked if the motion included the Interlocal agreement.

MOTION AMENDED

Commissioner DePreter AMENDED the motion to include the approval of the Interlocal Agreement. The motion was SECONDED by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: DePreter, Sikes-Kline, Garris, Springfield, Blonder

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2026-06: Grant Funds for Firefighting Vessel (C. Pacetti, Deputy Chief St. Augustine Fire Department)

Carlos Aviles, Fire Chief, reviewed Resolution 2026-06.

MOTION

Commissioner DePreter MOVED to pass Resolution 2026-06. The motion was SECONDED by Commissioner Springfield.

Commissioner Springfield thanked Chief Aviles for the hard work and dedication that the Fire Department did for the City.

VOTE ON MOTION:

AYES: DePreter, Springfield, Garris, Blonder, Sikes-Kline

NAYES: NONE

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Zora Neale Hurston Park Update (J. Perkins, Community Services Director)

Jaime D. Perkins, Community Services Director, provided a brief update on the improvements at the Zora Neale Hurston Park.

Commissioner Blonder advised that when this project was presented previously, there had been a lengthy discussion and the minutes from that meeting were included in the packet. She asked if this was to revisit what had been discussed and decided upon.

Ms. Perkins replied that it was not the expectation as she had reviewed the minutes and meeting video, spoke to the City Manager and Assistant City Manager; however, this was just to clarify this was the direction the Commission wanted before moving forward as she was new to the project.

Commissioner Blonder said she was still in support of the project.

Commissioner Garris said from her recollection, she was not in support of the project and the wall said "Zora Neale Hurston" was not being built; however, more trees were going to be added in the area. She said since then, she discussed with the City Manager about creating a shadow box to connect West and East Augustine and added that to the park that could tell the history of Zora Neale Hurston and other influential people that other parks were named after. She felt once the parking garage in West Augustine was completed, people would be walking more and passing through the area. She was not in support of the design as it was and especially not for \$200,000. She felt it should be an inviting green space, eye catching but durable.

Commissioner Springfield agreed that the "Zora Neale Hurston" wall was not appropriate and felt a historic marker would be a better alternative. He said it was mentioned that the wall would be used for seating, he questioned if there would be a sidewalk in front of the wall, as he did not believe that was discussed at the previous meeting.

Ms. Perkins replied that the sidewalk was not in the previous conceptual design, but she understood from the previous meeting that the hard-scape feature without the signage had been approved.

Commissioner Springfield said it was his understanding that there would be a wall, but nothing written on it.

Ms. Perkins replied in the affirmative. She said it seemed fitting for the wall to act as a seating space since there was consensus to not include benches.

Commissioner Springfield said the addition of a sidewalk could be beneficial as there were many students that walked through that area and right now, and he did not feel

like it was a park, but having people pass through it would make it park. He said he thought they were moving in the right direction.

Commissioner DePreter was in support of the changes including no sign and he felt the addition of the sidewalk was a great idea.

Mayor Sikes-Kline said there was a consensus; however, she did not agree as it made it look more like a subdivision instead was an entry to the City and should have a sense of arrival. She said the powerlines were distracting and not depicted in the conceptual drawings, and there was work that needed to be done in the park. She liked adding the sidewalk, the addition of the historic marker, and the connection of West and East Augustine.

Ms. Perkins recapped the details which were as follows:

- Tree Plantings
- Green Space
- Sidewalk
- Interpretative Plaque with historic information

Ms. Perkins asked for clarification on the shadow box as she was not completely clear on how to proceed.

Commissioner Garris suggested reaching out to the Anderson family, since he was a contractor and had ties with the Hurston family, that way the Commission could see if that would be something they wanted to add or not. She pictured it having lights that came on when people engaged in it and would blend in with the greenery and the space and still provide history.

Mayor Sikes-Kline questioned the Nights of Lights sign as that was integrated previously.

Ms. Perkins replied that currently at the park there was built in concrete cinder-block style infrastructure where the Nights of Lights signage could be added. She said

it could be left and built around, or brackets could be placed on the back side of the wall hidden out of the way of the walking path.

Mayor Sikes-Kline said she was interested in seeing how that could look.

David Birchim, City Manager, commented that for permanent brackets to be installed, the wall would have to be built.

Mayor Sikes-Kline said there had been consensus to not include a bench. She said Commissioner Springfield mentioned Flagler students walking through that area daily, and when the hotel was converted to dorms, Flagler College set aside \$500,000 for a public benefit for connectivity and asked if any assistance could be provided as it was to help achieve the same goal.

Mr. Birchim replied that the language of the Planned Unit Development (PUD) amendment could be reviewed. He said he thought that money had been specific to how it was supposed to be used.

10.B. St. Augustine Community Table: Sharing Food. Sharing stories. Sharing heritage. A collaboration with Flager College and St. Augustine Sister Cities event update (M. Wissel, Communications Director)

Melissa Wissel, Communications Director, provided an update on the St. Augustine Community Table event, which would take place on Friday, March 27, 2026.

Commissioner Blonder said she was in support of the idea; however, questioned if the \$20 tickets would pay for the cost and if not where the additional money would come from.

Ms. Wissel replied that the lunches were around \$20, and the money earmarked for Sister Cities' events would be used to help cover the additional cost, which was \$15,000, in addition to Flagler College assisting with other related costs.

Commissioner Garris thanked Ms. Wissel for helping put the event together as she felt this was a way to bring a little bit of Spain to our beautiful City. She said this would be a glimpse of what dining and laughter could do for a community. She said she hoped it grew large enough to be held on Francis Field as she felt it had the potential too. She thanked Ms. Wissel again for her hard work.

10.C. Revenues Generated During Nights of Lights — November and December 2025, and January 2026 (M. Breidenstein, Assistant City Manager)

Meredith Breidenstein, Assistant City Manager, presented the revenues generated during Nights of Lights.

Commissioner Springfield said that the Tourist Development Councils (TDC) funds increased \$26,000 with a week less and the City's parking garage fees increased \$620,000. He asked how much debt was left on the parking garage.

Ms. Breidenstein replied those numbers were correct; however, she did not know the exact amount that the City owed on the parking garage but believed it would be paid off in 2041.

Commissioner Springfield noted that any revenue made from the garage would contribute to debt services or be put in reserves for the new parking garage. He asked if there was enough money for the archeology program.

Ms. Breidenstein said the funds that were transferred to the general fund for historic preservation and archeology did not cover the entire department, but it did pay for the two out of three archeologists, contributions to the Historical Society, University of South Florida La Florida University of Florida Preservation Institute, and any historic preservation projects at the City.

Commissioner Springfield said that not all of archeology was being paid for and the

taxpayers were having to pay for part of the archeology department even though fees were collected but those fees did not cover the deficit. He said if this amount of income continued at the garage the burden could be removed from taxpayers for the archeology department altogether.

Ms. Breidenstein agreed.

Commissioner DePreter said the tourist development tax (TDT) for our zip code in 2024/2025 was \$2.7 million tax dollars and the TDC gave the City \$200,000.

Ms. Breidenstein commented that the St. Johns County tax collector was able to capture the amount of revenue collected by the TDC monthly by City limits.

Commissioner DePreter explained that in 2026 for only the City zip code November had increased by 9.9%, December increased by 5.5%, then county wide November increased 6.3% and December increased 3.9%. He said for 2026 the City zip code collected \$2,120,578, which did not include January and the TDC gave the City \$850,000. He said the TDC money helped run a better event and he felt the return on investment had increased.

Mayor Sikes-Kline said she was pleased that the City had this information, as it would make it easier to request additional funds.

Ms. Breidenstein provided the TDT amount collected in the City for the month of December 2025, which was \$944,411.77.

Mr. Birchim confirmed that \$944,411.77 was the amount of bed tax collected inside the City limits for one month.

Ms. Breidenstein replied in the affirmative. She said she would like to continue gathering this information yearly from the tax collector as it was very helpful.

Commissioner Blonder said the City should ask the TDC to increase the funds to the greatest extent possible. She said she

understood there were differing opinions on how TDT money could be used; however, she did not want the City taxpayers to fund Nights of Lights.

Commissioner Springfield agreed and noted that the TDC spent a large amount of the money on advertising; however, with the increase of business, there was an increase in sales tax, which went to the state and that money was distributed and the City received only a small portion, whereas the County received a larger portion based on the success of this event.

Mayor Sikes-Kline stated that it was due to the population and based on the University of Florida, the population within the City limits was 16,400.

Mayor Sikes-Kline asked what the plan and process was for moving forward.

Mr. Birchim said at the next meeting the dates for the upcoming Nights of Lights seasons would be set. He said if the Commission wanted staff to present a funding request that could be done as it was in the previous season and present it to the TDC board and the County Commissioners.

Mayor Sikes-Kline felt the money contributed by the country was well spent and the data the City had confirmed that.

11. ITEMS BY CITY ATTORNEY

11.A. Request to Confirm City Commission Policy to Defend Submerged Lands Ownership (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, reviewed the policy to defend the Submerged Lands Ownership with the City Commission and requested the ability to continue to defend the City's ownership rights, including through litigation if necessary.

There was a Board consensus to allow the City Attorney to continue to enforce the submerged land policy.

12. ITEMS BY CITY CLERK

12.A. Reminder: Open Positions on Boards and Committees (D. Galambos, City Clerk)

Darlene Galambos, City Clerk, reviewed the Boards that had openings and told them that applications were still being accepted. She explained today, a Planning and Zoning Board member had resigned and advertisements for that position would begin immediately.

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Garris expressed her gratitude about the youth that came to the meeting and spoke during public comment. She felt the signage for 'no wake zone' should be added to Salt Run to ensure more protection as it must be a challenge to be on the water and worried about other boats. She asked the City Manager to explore the possibilities of getting the signs in as soon as possible.

Commissioner DePreter agreed that he appreciated having the youth speaking during public comments. He said when he was on the Planning Board, he felt there would be some conflict with other boats and the Sailing Center; however, the reality was the Sailing Center would be there, and he felt having a 'no wake zone' there was the best option.

Isabelle Lopez, City Attorney, commented that the challenge was it could not be done without data supporting an ordinance and then that ordinance would have to be supported by the Fish and Wild Life Commission and in the past, they did not

believe there was enough justification to make the area a 'no wake zone' .

Commissioner DePreter said an email had been received about a notice to the 'Little Red Train'. He said there had been some conflict and issues with him obeying the traffic laws and felt a letter should be sent to him as a reminder. He asked for the information regarding the Zora Neale Hurston House and how he could visit.

Commissioner Garris replied that she would speak to the Anderson Family and provide that information.

Commissioner Springfield confirmed that the Fredrick Douglas statue was added to state property and asked if the state would usually ask the City for approval prior to a project.

Mr. Birchim replied that normally the state would go through the Historic Architectural Review Board (HARB) review process. He said that was the intent and the application was waiting to be completed.

Commissioner Springfield commented that the statue was very nice and the press conference held afterwards was informative. He said the Irish display at the Visitors Information Center was wonderful and encouraged everyone to go check it out.

Commissioner Blonder felt that the ' no wake zone' was able to be done in Hospital Creek and with the youth being on the water, she felt parents would be paying attention more and the documentation would be helpful. She explained that she participated with Habitat for Humanity during Women's History month on International Women's Day.

Mayor Sikes-Kline said the Irish exhibit was fantastic and the premiere historian from Ireland was present as well as the Ministry of Tourism, who would be in Florida all week. She encouraged everyone to visit the Irish exhibit, and the

Government House had an art exhibit and noted both were free. She thanked Melissa Wissel, Communications Director and David Birchim, City Manager, for bringing these types of things to the City. She noted the wake zone had not been able to happen in the past but perhaps with the increased usage, more eyes would be on it and a 'no wake zone' may be able to be added. She thanked Ms. Kalaidi for coming and advised that it was important to keep the area clean, and ending homelessness was very important.

Commissioner Springfield advised that Sam Dennis who helped him get the painting to Spain had passed and expressed his gratitude for the help he provided to the City.

15. Adjournment

There being no further business, the meeting was adjourned at 8:33 P.M.²

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and City Commissioners

DATE: April 10, 2026

RE: **LICENSE FOR USE OF CITY RIGHT-OF-WAY: E. SAN CARLOS AVENUE**

Please find attached a License Agreement allowing the purchaser of the Marlowe property to build a dock that crosses into the unopened right-of-way of E. San Carlos Avenue to the Matanzas River, as approved by the PZB. This License Agreement was an agreed upon condition of the Settlement Agreement between Craig Marlowe and the City of St. Augustine in Case No.: CA05-0186.

Please place this License Agreement on the consent agenda for consideration and approval at the April 27, 2026 City Commission meeting.

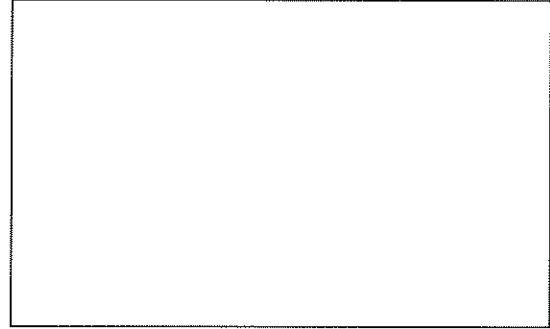
Thank you,



Isabelle C. Lopez
City Attorney

xc: David Birchim, City Manager
Meredith Breidenstein, Assistant City Manager
Reuben Franklin, Assistant City Manager

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



LICENSE FOR USE OF CITY RIGHT-OF-WAY

COMES NOW THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation ("Grantor"), whose address is P.O. Box 210, St. Augustine, Florida 32085-0210, and grants to FRANK E. HUNTLEY ("Grantee"), whose address is 3251 Coastal Highway, St. Augustine, Florida 32084, a non-exclusive, revocable License for the permissive use of the Grantor's public right-of-way known as the eastern riparian lane of the unopened portion of E San Carlos Avenue, situated in the State of Florida, County of St. Johns, and City of St. Augustine and described in **Exhibit "A" - Sketch** attached hereto and incorporated herein by reference.

This License is subject to the following terms and conditions:

1. This License is entered into as a condition of an agreed upon settlement of all claims in the matter of Marlowe v. City of St. Augustine, case number CA05-0186, in the Circuit Court of St. Johns County, Florida (**Exhibit "B" - Settlement Agreement**). Craig Marlowe has authorized Frank E. Huntley to enter into this License as Grantee purchaser of the Marlowe property generally described as St. Johns County Property Appraiser parcel I.D. number 192035-0050 and City of St. Augustine Planning and Zoning Order no. 2026-20 (**Exhibit "C" - PZB Order**). In the event that Frank E. Huntley fails to purchase and hold in fee simple ownership the Marlowe property, this License shall become null and void.
2. All notices required by this License shall be affected by delivery of said notice in writing to the recipient party by U.S. Mail, certified, return receipt requested. All notices shall be sent to the address of the recipient Grantor or Grantee and as described herein.
3. Grantor grants this License to Grantee on a continuing basis for use of the Grantor's right-of-way but only to the extent required by Grantee for permitting, construction, repair, and placement of a residential dock from Grantee's property, across Grantor's eastern riparian lane of the unopened portion of E San Carlos Avenue to the Matanzas River (**Exhibit "A" - Sketch**). Grantee shall not use the property for any activity, parking, storage, or placement of any item or structure other than a residential dock with associated pilings, decking, boat lifts and vessels, as approved by the PZB Order without the written permission of the City Manager or designee. Grantor intends that this License provide Grantor with the necessary legal authority to proceed with required local, state, and federal agency permitting for the residential dock approved by the PZB Order.
4. Grantee will not impede or encroach upon Grantor's utilities, including but not limited to the stormwater outfall pipe identified in **Exhibit "A" - Sketch**. Grantee agrees to cooperate with Grantor to provide access as may be needed for Grantor to complete maintenance or repairs to Grantor's stormwater infrastructure.
5. In addition to any other reservations made herein, Grantor, in its sole discretion, may deem it in the public interest to use the subject right-of-way, or any portion thereof, for any public purpose and, therefore, declare a need to remove the Grantee's improvements. In that event,

Grantor shall give Grantee one hundred eighty (180) days' written notice of revocation and cancellation of this License. Grantee shall have a reciprocal right of cancellation of this License upon one hundred eighty (180) days' written notice to the Grantor.

6. During the term of this License, Grantor shall bear no responsibility for the maintenance of any improvements made by Grantee within the right-of-way, and Grantee shall, at Grantee's sole expense, keep all such improvements in good order and repair.

7. Grantee shall not directly or indirectly assign, sublease, hypothecate, sell, mortgage, encumber or otherwise transfer this License or any interest therein without the written permission of Grantor.

8. To the extent permitted by law, the Grantee shall indemnify, defend, and hold the Grantor harmless from all claims and reasonable costs associated with this License. This provision relating to indemnification shall be subject to the limitations of liability set forth in Section 768.28, Florida Statutes. Nothing in this section shall operate as a waiver of sovereign immunity on the part of the Grantor.

9. Grantee, at all times during the term hereof, shall carry public liability insurance against personal injury and property damage with a company authorized to conduct business in the State of Florida and satisfactory to the Grantor, protecting the City of St. Augustine against any and all claims for damages to persons or property as a result of or arising out of the use and maintenance by Grantee of the Grantor's right-of-way. Said insurance shall name the City of St. Augustine as an additional insured with limits of coverage not less than: \$300,000, bodily injury or death, each person; \$300,000, bodily injury or death, each accident; \$300,000, property damage, each individual claim; and \$300,000, property damage, each accident. Grantee shall supply written proof of insurance to Grantor within fifteen (15) days of the date of execution of this License and shall continue to supply such proof to Grantor annually on the anniversary date of the execution of this License. Grantor's representative with regard to providing the written proof required herein shall be the City Manager for the City of St. Augustine, P.O. Box 210, St. Augustine, Florida, 32085-0210, unless and until Grantor notifies Grantee otherwise in writing.

10. Upon the notice of termination or cancellation of this License by Grantor or Grantee, this License shall become null and void, at which time Grantee shall remove all improvements located within the right-of-way within one hundred eighty (180) days of receipt of such notice of termination or cancellation. If such improvements are not removed within one hundred eighty (180) days of initial notice, Grantor may remove such structures, and Grantee shall pay Grantor's costs of such removal within one hundred eighty (180) days of receipt of notice of such costs. If Grantee fails to pay such costs within one hundred eighty (180) days of notice, Grantee shall be liable for all costs of collection, including court costs and attorney's fees incurred by Grantor to collect such costs.

11. Grantor, at Grantee's expense, shall record this License in the Public Records of St. Johns County, Florida.

12. For any litigation arising out of the interpretation or enforcement of the terms and conditions of this License, venue shall lie exclusively in a court of competent jurisdiction located in St. Johns County, Florida.

13. Grantee, by acceptance of this License, acknowledges that the Grantee, and the Grantee's heirs, assigns and successors shall be unequivocally bound by the terms and covenants contained in this License. However, Grantee understands that any transfer of the rights described in this License must be approved by the City of St. Augustine in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this _____ day of _____, 20____.

GRANTOR:
CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of physical presence or online notarization, Nancy Sikes-Kline, who is personally known to me, who is the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 20____.

Notary Public, State of Florida

Signed, sealed, and delivered
in the presence of:

Witness
Print: Bereng Fuller
Address: 601 16th St Golden CO 80401

Witness
Print: Marin Jesus Paz Avila
Address: 601 16th St Golden CO 80401

GRANTEE:
FRANK E. HUNTLEY

By: _____
Print: Frank E. Huntley
Address: 3251 Coastal Hwy
St. Augustine, FL 32084

STATE OF FLORIDA Colorado
COUNTY OF ST. JOHNS Jefferson

I HEREBY CERTIFY that on this day, personally appeared before me, by means of physical presence or online notarization, Frank Huntley, who is personally known to me or who produced Driver License FL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9th day April, 2020.

David Matthew Patton
Notary Public, State of Florida
Colorado

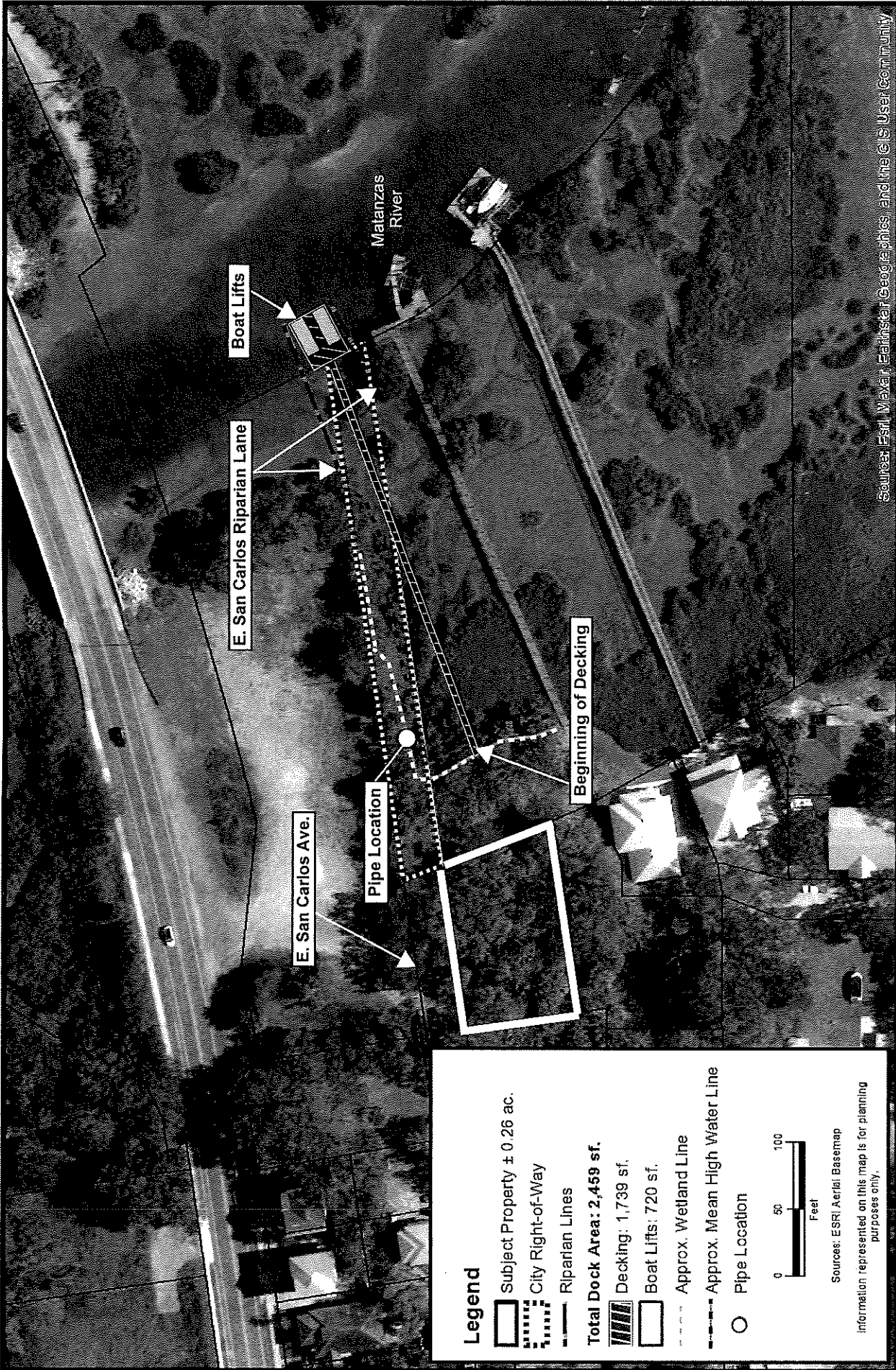
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CITY ATTORNEY

DAVID MATTHEW PATTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234028503
MY COMMISSION EXPIRES 07/27/2027

EXHIBIT "A"

SKETCH



Source: Esri, Maxar, Earthstar Geographics, and the © User Community

Legend

- Subject Property ± 0.26 ac.
- City Right-of-Way
- Riparian Lines
- Total Dock Area: 2,459 sf.
- Decking: 1,739 sf.
- Boat Lifts: 720 sf.
- Approx. Wetland Line
- Approx. Mean High Water Line
- Pipe Location

0 50 100
Feet

Sources: Esri Aerial Basemap
information represented on this map is for planning purposes only.

<p>Proposed Dock Alignment</p> <p>Marlowe Dock - PZB Application No. 2026-20</p>	<p>Date: Mar 26 2026</p>	<p>Figure: 2a</p>
<p>CARTER ENVIRONMENTAL SERVICES, INC.</p> <p>CES</p> <p style="font-size: x-small;">42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com</p>	<p>Project: 5.26101</p>	<p>St. Augustine, FL</p>

EXHIBIT "B"

SETTLEMENT AGREEMENT

SETTLEMENT AND DISMISSAL AGREEMENT AND MUTUAL RELEASE

This Settlement and Dismissal Agreement and Mutual Release ("Agreement") is made and entered into by and between CRAIG A. MARLOWE, a natural person residing within St. Johns County, Florida, for himself as present-day sole owner of, and on behalf of his successors and assigns to ownership of, any estate of land or real property included in either the Magnolia Estates Re-Plat of Block H, Miramar, as recorded at Map Book 51, Page 23, of the Official Records of St. Johns County, Florida or the area within the recorded plat of Miramar described below as Marlowe's Miramar Parcels ("Plaintiff") and THE CITY OF ST. AUGUSTINE, a municipality of the State of Florida ("Defendant").

WHEREAS, the Circuit Civil lawsuit pending within the Circuit Court, Seventh Judicial Circuit, in and for St. Johns County, FL styled *Craig A. Marlowe v. Paul A. Leonard and Susan J. Leonard et. al.*, Case No. CA05-0186, consolidated with CA-06-719, includes one or more civil claims by Plaintiff against Defendant asserting causes of action and seeking remedies of 'quiet title' as to land areas within and without the recorded residential plat of Miramar ("Miramar")(the "Marlowe Lawsuit"); and

WHEREAS, both parties acknowledge and agree that the execution of and formation of all agreements in this Agreement depend on the formal, voted approval of the City Commission of the City of St. Augustine, Florida, without which approval this Agreement will have failed prior to execution, as a matter of law; and

WHEREAS, at present, and at all times material during the pendency of the Marlowe Lawsuit, Plaintiff has been the fee simple owner of certain parcels of land inside of the boundaries of the plat of Miramar, as they are recorded in the Official Records of St. Johns County, Florida ("Marlowe's Miramar Parcels"); and

WHEREAS, Plaintiff desires, and in the past has consistently exhibited the desire, to apply to the relevant government permitting agencies, including the Defendant's Planning and Zoning Board ("PZB"), and including the Florida Department of Environmental Protection ("DEP") for a permit for the construction of a 'long dock' from the shoreline of Hospital Creek (a navigable waterway) that is nearby to Marlowe's Miramar Parcels, to a location toward the channel of Hospital Creek that allows for the dockage of recreational watercraft; and

WHEREAS, Defendant desires that Plaintiff be eligible to apply for and receive a 'long dock' permit as just described, provided however, that Plaintiff complies with, and is found in compliance with, all requirements for a dock permit as are imposed or found necessary by the DEP and the PZB, as they act within their jurisdiction to consider dock permit applications; and

WHEREAS, all of Marlowe's Miramar Parcels are bounded on the north by East San Carlos Avenue, which is a public street, beneath which street there also runs a 24 inch

concrete drainage pipe that is part of the City's public utilities and sewer infrastructure;
and

WHEREAS, the north and south lines of East San Carlos Avenue measure to a 30 foot width of public street and public utility easement, and as those north and south lines are extended east into the waters of Hospital Creek, they form a riparian area or riparian lane which Plaintiff feels is the most suitable riparian area for Plaintiff's anticipated 'long dock' that will be the subject of Plaintiff's dock permit applications to DEP and the PZB;
and

WHEREAS, the City is without objection to the Plaintiff's usage of the 30 foot wide East San Carlos Avenue extension riparian area as the latitudinal area for Plaintiff's proposed long dock, provided however, that Plaintiff complies with, and is found in compliance with, all requirements for a dock permit as are imposed or found necessary by the DEP and the PZB, as they act within their jurisdiction to consider dock permit applications;
and

WHEREAS, Plaintiff agrees that, as Plaintiff goes about designing, applying for a permit for, and constructing an approved long dock within the East San Carlos Avenue extension riparian area, Plaintiff will not obstruct or create any physical structure that obstructs the outfall of or the City's maintenance access to the 24 inch utility pipe below the public street; and

WHEREAS, Defendant, to facilitate the Plaintiff's construction of a long dock after the Plaintiff has received the required permits, agrees to execute for Plaintiff's benefit a written license, allowing Plaintiff's long dock to use and occupy (with the long dock) those public City lands, whether submerged, marsh, or upland and shoreline, that the approved dock permit indicates; and

WHEREAS, with regard to that parcel of real property situated north and north-northeast of Marlowe's Miramar Parcels, named in the Marlowe Lawsuit as the Van Dyke Parcel, and having a St Johns County Property Appraiser Tax Id. No. of 191930-0010 (the "Van Dyke Parcel"), which Van Dyke Parcel is at present owned by the City of St. Augustine, Plaintiff agrees that no part of his as-designed, as-permitted, or as-constructed long dock using the East San Carlos Avenue extension riparian area will impact, touch, or cross the boundary of the Van Dyke Parcel; and

WHEREAS, Plaintiff and Defendant now wish to resolve all claims and causes of action between them pertaining to and currently or previously asserted in the Marlowe Lawsuit;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties now agree as follows:

1. DISMISSAL OF THE CITY FROM THE MARLOWE LAWSUIT

Plaintiff shall execute this Agreement and file and serve a voluntary dismissal of (a) all claims against the City, and (b) of the City as a party defendant, without prejudice to re-filing, within five (5) days of execution. Then, once this Agreement is executed by Defendant, Plaintiff shall enter, file, and serve upon Defendant a voluntary dismissal of (a) all claims against the City, and (b) of the City as a party defendant, with prejudice to re-filing.

2. APPROVAL BY THE CITY COMMISSION

Promptly upon the execution of this Agreement by Plaintiff, Defendant shall cause its attorneys and professional staff to present, as quickly as possible, this Agreement, to the City Commission of the City of St. Augustine, Florida, for its formal voted approval of the same.

If approval by the City Commission fails for any reason, the City agrees that this Agreement shall be considered null, and void ab initio, such that Plaintiff may, at his option, re-file his dismissed claim(s) discussed in Section 1, above, against the City, in a new legal proceeding, subject to all prevailing jurisdictional requirements as to choice of court and jurisdictional pleading requirements.

3. DOCK PERMIT APPLICATION

Following approval of this Agreement by the City Commission, Plaintiff may submit his dock permit application(s), subject to state and local legal requirements.

4. EAST SAN CARLOS AVENUE EXTENSION RIPARIAN AREA

As to Plaintiff's dock permit application(s), Defendant agrees to re-state for the certainty and information of any permit-issuing authority, Defendant's consent for Plaintiff's proposed 'long dock' to use and occupy the East San Carlos Avenue Extension Riparian Area (with a southern boundary defined by the Brandt Wilson & Associates survey with field date of September 29, 2005), provided however, that Plaintiff has first complied with and satisfied all requirements of the DEP and PZB as dock permit-issuing authorities, and also provided however, that Plaintiff's plans and construction of any 'long dock' does not obstruct the outfall area or maintenance access to the City's 24 inch pipe beneath the public street.

5. LICENSE TO USE AND OCCUPY CITY PUBLIC LANDS

Once Plaintiff's dock permit application(s) are issued, Defendant shall execute for Plaintiff a written license permitting the approved 'long dock' to use and occupy any City public lands that its approved design and measurements physically occupy, whether submerged, marsh, or upland and shoreline, provided however, that neither the license

nor the approval to use and occupy City public lands set forth herein shall apply to the Van Dyke Parcel. The area and boundaries of the Van Dyke Parcel are and shall be expressly excluded from any area which Plaintiff's long dock may touch, use, or occupy.

6. MUTUAL RELEASES OF LAWSUIT CLAIMS

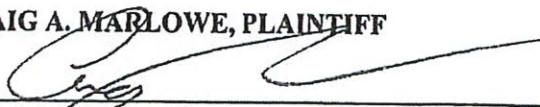
Upon the full execution of this Agreement following voted approval by the City Commission, and the dismissal with prejudice required at Section 1, above, Plaintiff and Defendant shall each release, relieve, and forever discharge the other, and all predecessors, successors, transferees and assigns, and all of their respective past and present officers, employees, attorneys, agents, consultants, and experts, from any and all claims, demands, liabilities, obligations, causes of action, suits and costs, arising from or related to any fact, claim, or defense asserted within Marlowe Lawsuit, or that pertains in any way to Magnolia Estates, Marlowe's Miramar Parcels, or to the Van Dyke Parcel, or to any landform or submerged or marshy land in their vicinity, excepting only the terms, provisions, rights, obligations and covenants set forth in this Agreement.

7. ENTIRE AGREEMENT


This Agreement constitutes the entire agreement between the parties hereto with regard to the contents herein. There are no oral, collateral, or supplemental agreements concerning the subject matter of this Agreement. This Agreement may not be altered, amended, modified, or otherwise changed in any respect or particular as to any other party except by a writing duly executed by each party hereto.

IN WITNESS WHEREOF, the parties execute this Agreement as of the date written below:

CRAIG A. MARLOWE, PLAINTIFF


By: 
Its: SALE

Date: 4/14/25

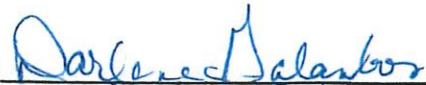
WITNESS 1: 
Print Witness Name: _____

WITNESS 2: 
Print Witness Name: Dan Dwyer

CITY OF ST. AUGUSTINE, FL. DEFENDANT

By:  Nancy Sikes-Kline
Its: Mayor/Commissioner

Date: April 14, 2025

WITNESS 1: 
Print Witness Name: Darlene Galambos


WITNESS 2: 
Print Witness Name: Isabelle Lopez

EXHIBIT "C"

PZB ORDER

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| <input type="checkbox"/> Appeal (28-29) | <input type="checkbox"/> Preliminary Subdivision Plat Approval (23-38) |
| <input checked="" type="checkbox"/> Conservation Overlay Zone Development (11-29) | <input type="checkbox"/> PUD Modification/Amendment (28-30) |
| <input type="checkbox"/> Use by Exception (28-29) | <input type="checkbox"/> Rezoning (28-30) |
| <input type="checkbox"/> Final Development Plan (____) | <input type="checkbox"/> Variance (28-29) |
| <input type="checkbox"/> Land Use Plan Amendment (28-30) | <input type="checkbox"/> Other (____) |

IN THE MATTER OF:

Case No.: PZB2026-0020
Applicant: Craig Marlowe
Owner:
Address: E SAN CARLOS AVE, Saint Augustine, 32084
Parcel Number: 1920350050

Re: Conservation Overlay Zone Development, pursuant to Section 11-29, City of St. Augustine Code, To approve the construction of a dock within Conservation Overlay Zones 1 & 2.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON TUESDAY, APRIL 7, 2026, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative was present at the Tuesday, April 7, 2026, Planning and Zoning Board meeting and testified under oath, or was not present.
2. A public hearing was held, with notice given as required by law, and members of the public testified under oath, or no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density, and a zoning classification of Residential single-family-one (RS-1).
4. The above-described Conservation Overlay Zone Development is subject to Section 11-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 11-29, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request To approve the construction of a dock within Conservation Overlay Zones 1 & 2..

Subject to the following findings by the PZB:

- _____
- _____
- _____

Subject to the following conditions:

- Public Works approval for dock location in relation to pipe.
- Surveyor will provide as-built
- _____

DONE AND ORDERED, at a public hearing on the _____ day of _____, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PZB2026-0020

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Susan Johns

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Susan Johns, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 7th day of April, A.D., 2026.



Michele Fudo

Notary Public, State of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David P. Birchim, AICP
City Manager

DATE: April 16, 2026

RE: Old Town Trolley Tours of St Augustine (OTT) Nights of Lights (NoLs) Agreements

Attached are the annual operating agreements between the City of St. Augustine (CoSA) and Old Town Trolley (OTT) for the upcoming *Nights of Lights* (NoL) season. These agreements authorize OTT to operate its *Famous Nights of Lights Trolley Tours* from the Visitor Information Center (VIC) facilities.


The Expanded Usage of VIC Agreement outlines provisions for ticketing, as well as loading and unloading operations associated with the tours. The Performance Contract authorizes OTT to schedule and produce seasonal performances on the VIC promenade.

This year's agreements incorporate Commission-approved dates for the 2026-2027 *Nights of Lights* season, along with "last load times" and "last performance times" tailored to specific days throughout the season. These operational details were reviewed and agreed upon by Dave Chatterton, Local Manager of OTT; and David Birchim, City Manager.

Staff recommends approval of both agreements.

If you concur, please place this item on the Consent Agenda for the City Commission meeting scheduled for Monday, April 27, 2026.

As always, please feel free to contact me with any questions. Thank you for your continued support and assistance.



Corey L. Sakryd
Director, General Services

CLS

Encl: Expanded Usage of Visitors Information Center Agreement
Performance Contract

xc: Meredith Breidenstein, Assistant City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
file

EXPANDED USAGE OF VISITORS INFORMATION CENTER AGREEMENT

This Expanded Usage Agreement is made this _____ day of _____ 2026, by and between **St. Augustine Historical Tours, Inc.** d/b/a Old Town Trolley Tours of St Augustine (OTT), a Florida Corporation, whose address is 167 San Marco Ave., St. Augustine, FL 32084, and the **CITY OF ST. AUGUSTINE (CITY)**, Florida, a municipal corporation created and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida 32085-0210.

1. **EXPANDED USAGE GRANTED:** The CITY does hereby grant to OTT rights of expanded usage at the Visitor's Information Center (VIC) during the period of the CITY's Nights of Lights display. OTT operates the Famous Nights of Lights Trolley during this time period. This tour departs from the bus loading slot between the VIC and the Parking Garage. This expanded usage will include:
 - a. Adding stanchions and signage, which OTT will provide, to help in handling waiting lines.
 - b. OTT will provide a customer service representative and a portable desk/counter on the West porch to answer questions and provide information to guests.
 - c. OTT will provide security at the Promenade and VIC bathrooms during peak weeks and as required.
 - d. OTT agrees to provide staffing from 6:00 pm to 30 minutes past the "last load time" to sufficiently maintain, clean, sanitize, disinfect, and restock the CITY'S restrooms during the hours of operation of the Famous Nights of Lights trolley including Christmas night.
 - e. Any additional lighting that OTT deems necessary for ambience would be provided at OTT's expense.
 - f. OTT agrees to provide personnel to staff the School Board Lot if required.
 - g. OTT will pressure wash the promenade at the end of the season, and after the peak weeks, if necessary.
 - h. OTT will schedule two police officers or two security guards to staff the intersections of Cordova Street at West Castillo Drive and Cordova Street at Orange Street on Fridays, Saturdays, and nightly during the peak season, during tour operating hours.
 - i. OTT will schedule a security guard to work the entrance/exit of the City's parking garage on Fridays and Saturdays, and every night during the peak period through tour hours.
 - j. OTT will provide one (1) Handicap Accessible Port-O-Potty and four (4) standard

Port-O-Potties for use at the VIC. The exact location will be determined by the VIC supervisor. These Port-O-Potties will be emptied, cleaned, and restocked daily.

- k. OTT is allowed to place up to two (2) PODs at the VIC to be used for storage. Location of these PODS will be determined by the VIC Supervisor. Upon the completion of the NoLs these PODs will be removed within 2 weeks. Any damage to the lawn under or around the PODs will be repaired by OTT as determined by the VIC Supervisor.
 - l. OTT will include in its tour departure announcements, "For the courtesy of our local residents and businesses, shouting at pedestrians or other tour vehicles as well as the playing of musical and percussion instruments while on the trolley is strictly prohibited."
2. TERM: This agreement shall be in force during the period when OTT runs its Famous Nights of Lights Trolley. Specifically, the times covered are:
- a. Nightly, starting at 5:30 p.m., from Sunday, November 22, 2026 - Sunday, January 3, 2027, the last performance times are as follows:
 - i. Sunday thru Thursday: 10:30PM
 - ii. Friday and Saturday: 10:45PM
 - iii. Thanksgiving (Nov 26–Nov 29): 10:45PM
 - iv. Christmas (Dec 19–Jan 03): 10:45PM
 - b. Nightly, starting at 5:30 p.m., from, Monday, January 4, 2027 – Monday, January 18, 2027, the last performance load times are as follows:
 - i. Sunday thru Thursday: 9:30PM
 - ii. Friday thru Saturday: 10:00PM

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the day and year first above written.

St. Augustine Historic Tours, Inc.
d/b/a Old Town Trolley Tours of St Augustine

City of St. Augustine

By: _____
Dave Chatterton, General Manager

By: _____
David Birchim, City Manager

Date: _____

Date: _____

APPROVED AS TO FORM,
LEGAL SUFFICIENCY AND EXECUTION:

Isabelle C. Lopez, City Attorney

PERFORMANCE CONTRACT

COMES NOW the City of St. Augustine, Florida ("CITY"), whose address is P.O. Box 210, St. Augustine, Florida, 32085, and the PRODUCER identified below, who in consideration of the Performance Fee and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, agree as follows:

1. PRODUCER name: St. Augustine Historical Tours, Inc.
d/b/a Old Town Trolley Tours of St Augustine (OTT)
2. Names of Members of Performance Group, if any: To be determined.
3. Producer Contact:

Dave Chatterton
Telephone number: (904) 829-3800
Fax number: (904) 829-6678
Email: dchatterton@historictours.com
4. Place of Performance: Visitors Information Center Porches
5. Dates of Performance: November 22, 2026, through January 18, 2027, excluding days when patio areas are reserved for other functions.
6. Times of performances: This agreement shall be in force during the period when OTT runs its Famous Nights of Lights Trolley. Specifically, the times covered are:
 - a. Nightly, starting at 5:30 p.m., from Sunday, November 22, 2026 - Sunday, January 3, 2027, the last performance times are as follows:

i. Sunday thru Thursday:	10:30PM
ii. Friday and Saturday:	10:45PM
iii. Thanksgiving (Nov 26– Nov 29):	10:45PM
iv. Christmas (Dec 19–Jan 03):	10:45PM
 - b. Nightly, starting at 5:30 p.m., from, Monday, January 4, 2027 – Monday, January 18, 2027, the last performance load times are as follows:

i. Sunday thru Thursday:	9:30PM
ii. Friday thru Saturday:	10:00PM
7. Performance Content:
 - a. The Producer and all members of Performance Group as identified above shall perform a performance of a type generally depicted as Holiday Music at the date, time and place identified above. The performance shall run during the operation of the Nights of Lights Trolley.

- b. Specific Requirements, if any, as to songs, announcements, styles of dress shall be as described below:
 - i. Holiday genre catalog including selections appropriate to historic heritage of the City of St. Augustine.
 - ii. Dress compatible with the heritage environment requirement with the City.
- 8. Performance Fee: The PRODUCER shall be responsible for payment to the Performer to be set at a minimum \$500.00 performance.
- 9. Promotion: The CITY, at the CITY's discretion, may promote the Performance. The PRODUCER may provide the CITY with promotional materials. All promotional documents produced and distributed by the CITY shall be public records as defined by Section 119.011, Florida Statutes, the Florida Public Records Act, and any statutory exemptions to the Act.
- 10. Sound Check and Set-up: At least One (1) hour prior to Performance, the CITY shall provide the PERFORMER and the PERFORMER'S designated representatives sufficient access to the Place of Performance for set up and sound check. The PERFORMER shall designate to the CITY an individual to oversee sound modifications before and during the Performance.
- 11. Merchandise: The PRODUCER and PERFORMER are prohibited from selling any merchandise at the place of the performance.
- 12. Cancellation: The CITY may cancel the Performance if the CITY provides to the PRODUCER either oral or written notice of cancellation at least five (5) days prior to the date of the performance.
- 13. Termination: Either the CITY or the PRODUCER may terminate this contract upon twenty (20) days prior written notice in the event of a material failure by either part to perform in accordance with the terms of this Contract or material violation of any applicable Federal, State or Local Law, statute, ordinance or resolution.
- 14. Notices: Any notices regarding this Contract are to be addressed to the following representatives:

CITY:
City Manager
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

PRODUCER:

St. Augustine Historical Tours, Inc.
d/b/a Old Town Trolley Tours of St Augustine
Attn: Dave Chatterton
167 San Marco Ave.
St. Augustine, FL 32084

15. Indemnification: The PRODUCER shall indemnify and hold harmless the CITY and its officers and employees from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentionally wrongful conduct of the PRODUCER, PERFORMER, the Performance Group and other persons employed or utilized by the PRODUCER, PERFORMER, or Performance Group in the performance of the Contract.
16. Remedies: Each party to this Contract shall be entitled to seek enforcement of this Contract against the other party and shall have all remedies available at law or in equity, including the remedy of specific performance and all forms of injunctive relief. The CITY, however, specifically and expressly, reserves all rights to sovereign immunity granted to municipalities by law, including, but not limited to, Section 768.28 Florida Statutes.
17. Unenforceability of Provisions: If any provision of this Contract or any portion thereof is held to be invalid or unenforceable, then the remainder of this Contract shall nevertheless remain in full force and effect.
18. Modification: This Contract may only be modified by written agreement approved and executed in a manner consistent with this Contract by all parties to this Contract.
19. Attorneys' Fees: in the event of any litigation, mediation, action by legal counsel, bankruptcy proceeding or collection effort arising in any manner hereunder whether or not suit be brought, the prevailing party or substantially prevailing party shall be entitled to recover all court costs, reasonable attorneys' fees and attorneys' costs, including those arising from appeal at all levels of the proceedings.
20. Choice of Law: Venue: This Contract shall be governed by the laws of the State of Florida. Each party agrees that any action, controversy or cause of action arising out of the terms of this Contract shall be brought in a court of competent jurisdiction in St. Johns County, Florida, regardless of the place of execution of the Contract, and each party hereby waives any right to require that any action to enforce this Contract be brought in any other jurisdiction or venue.
21. Judicial Interpretation: If any of the provisions of this Contract require judicial interpretation, the court interpreting or construing the same shall not apply the presumption that the terms of this Contract shall be more strictly construed against one

party by reason of the rule of construction that the document be construed more strictly against the party who prepared or through its agents prepared the Contract, it being agreed that the agents of all parties have participated in the preparation of the Contract.

22. Effective Date: This Contract shall become effective on the later of the date the Contract is executed by the City Manager for the City of St. Augustine and the date the contract is approved by the authorized representative of PRODUCER.
23. Entire Agreement: This Contract constitutes the entire agreement between the parties and no amendment or modification to this document shall be effective unless made in writing and signed by all parties. No other agreements, representations, or promises shall be binding on the parties except those agreements, representations or promises contained herein or in some future writing signed by the parties making such agreements, representations or promises. The parties expressly acknowledge and agree that they have neither made nor relied on any promise or representation except those expressly set forth in this Contract.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their dulyqualified representatives on the dates set forth below.

“CITY”

City of St. Augustine, Florida
A Municipal Corporation

Darlene Galambos, City Clerk
(SEAL)

By: _____
David Birchim, City Manager

Date: _____

Signed, sealed and delivered in the presence of:

“OTT”
St. Augustine Historical Tours, Inc.
d/b/a Old Town Trolley Tours of St
Augustine

WITNESS
Printed Name: _____

By: _____

Dave Chatterton, General Manager
St. Augustine Historical Tours, Inc.

WITNESS
Printed Name: _____

Date: _____

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Isabelle Lopez, City Attorney

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: April 16, 2026

RE: **QUARTERLY REPORT: 2ND QUARTER FY 2025-2026**

Please find enclosed the following documents reflecting the fiscal year 2025-2026 **2nd quarter** in review for the City Attorney's office:

- ❖ **WORK LOG DRAFTING & REVIEW CHART (168 ITEMS)**
- ❖ **PUBLIC MEETINGS ATTENDANCE CHART (47.00 HOURS)**
- ❖ **CITY ORDINANCE VIOLATION DISPOSITION CHART (23 CASES)**
- ❖ **ORDINANCE & RESOLUTION CHART (16 ITEMS)**
- ❖ **STAFF & NEW BOARD MEMBER TRAINING CHART (5 HOURS)**

This quarterly report mirrors the same categories as our annual report. As always, should you wish to meet with me individually to discuss any of this information, or the specifics of a particular matter, please do not hesitate to let me know.

Matters of ongoing civil litigation with retained outside counsel appropriated from General Fund Reserves, invoiced monthly and approved on consent agenda are:

- 1) Eminent Domain/Order of Taking: This is a matter recently filed involving multiple homeowners regarding the City's Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project. The City has attempted to obtain all necessary easements for the project by voluntary agreement with property owners, however it has been unable to do so. The projected value of the easements still needed, along with other expenses for the order of taking is \$427,399.00. The Court entered an Order of Taking on behalf of the City and the trial is scheduled for October 2026.
- 2) Digital Trust LLC v. Other Brown, LLC: This is a matter regarding a mortgage foreclosure in which the City has a utility mortgage lien. The City filed its Answer and Affirmative defenses on October 22, 2025. Final Judgement in favor of the Plaintiff was entered by the Court on April 15, 2026.
- 3) City v. Rosa Prevatt, et al.: This is a matter recently filed regarding foreclosure of the City's Code Enforcement lien for non-compliance. At this time the City is working to complete service of process on all ten (10) defendants.

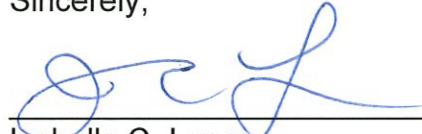
Matters of ongoing bankruptcy and civil litigation being handled in house are:

- 1) Big Lots, Inc. (*Unpaid utilities - Bankruptcy*)

In addition, the Florida League of Cities provides coverage on some damages-based litigation.

Please place this quarterly report on the consent agenda for the April 27, 2026 City Commission meeting. The attached charts are included for the Commission's information, and I am available for a presentation if the Commission requests one.

Sincerely,



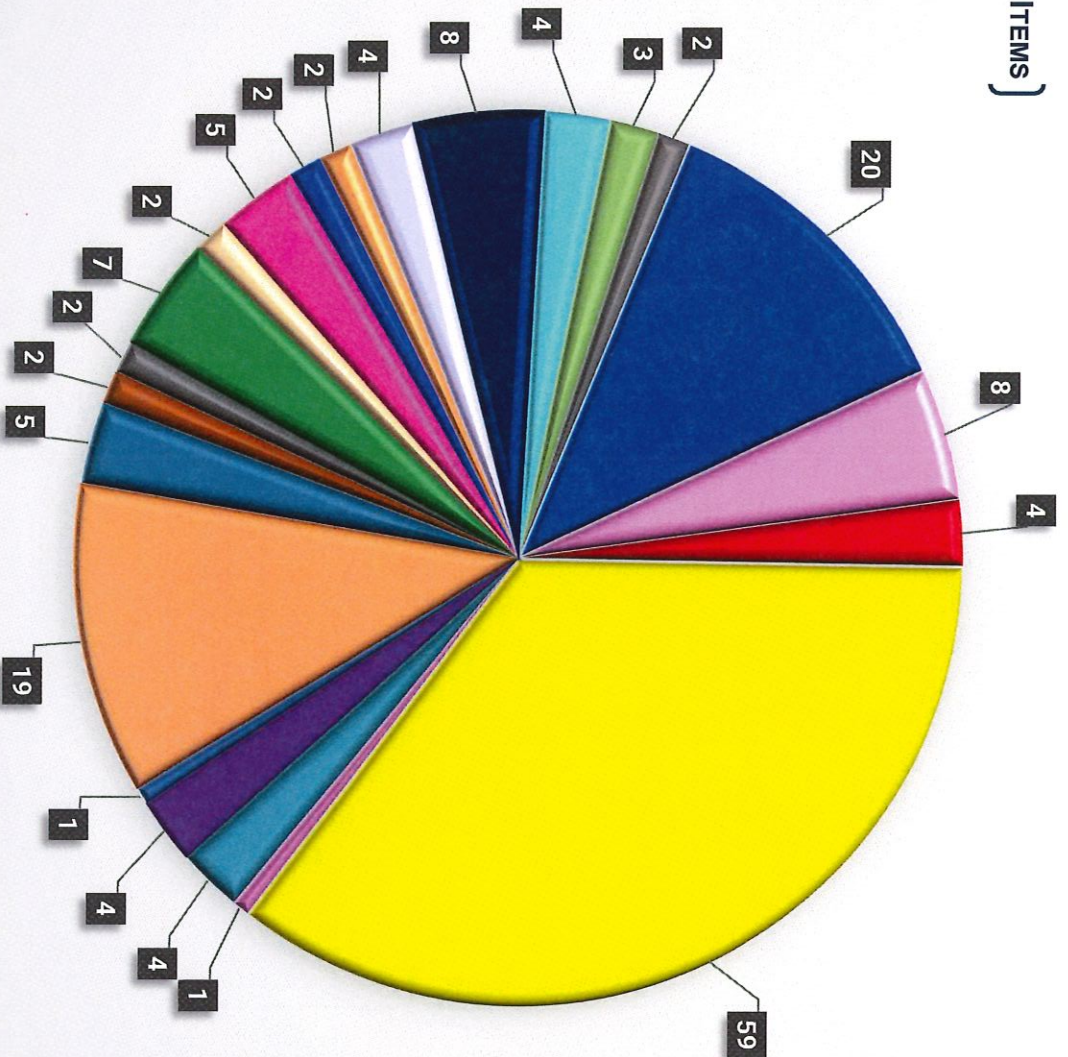
Isabelle C. Lopez
City Attorney

Attachments

WORK LOG DRAFTING & REVIEW: 2ND QUARTER FY 2025-2026

[BY NUMBER OF ITEMS]

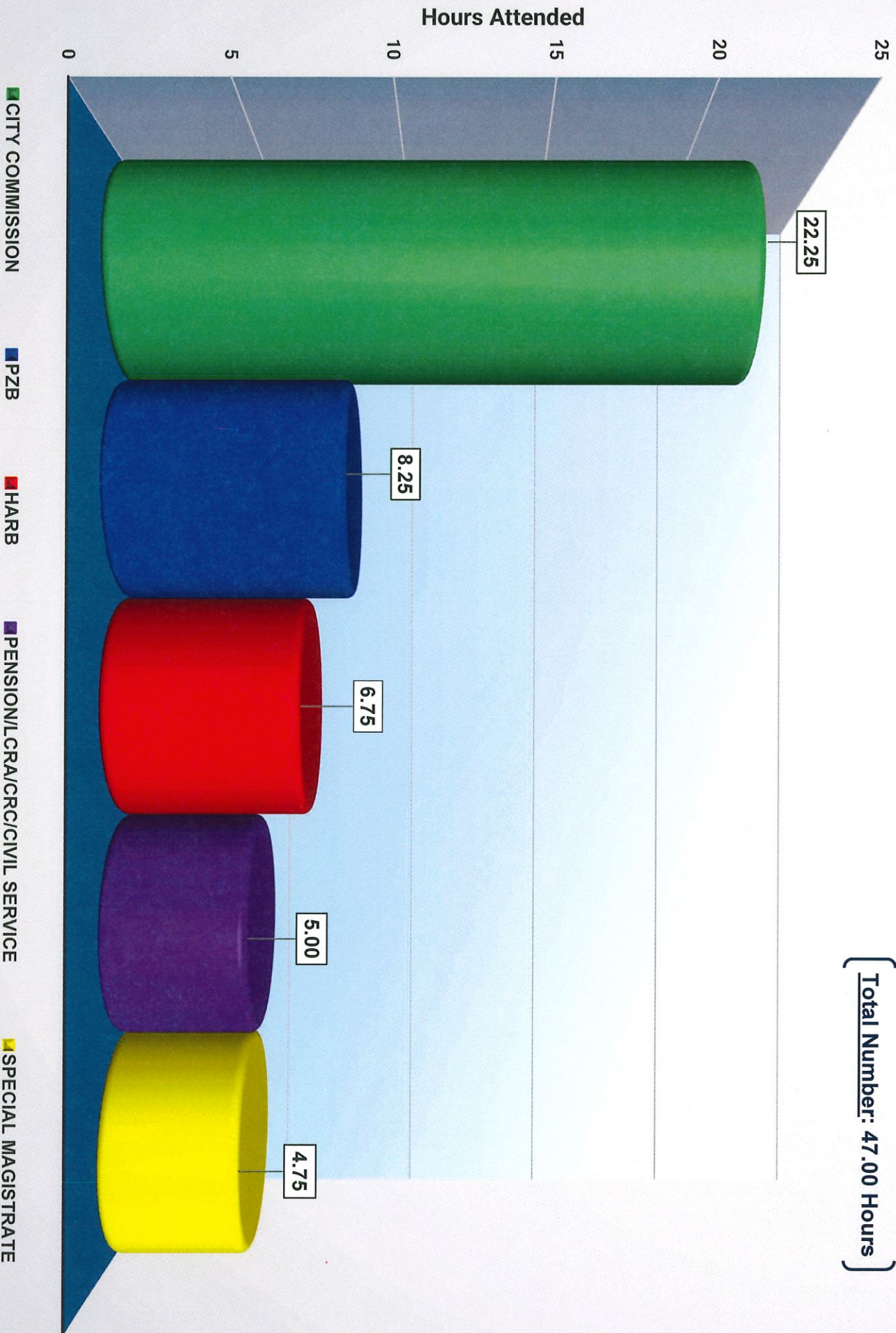
[TOTAL: 168 ITEMS]



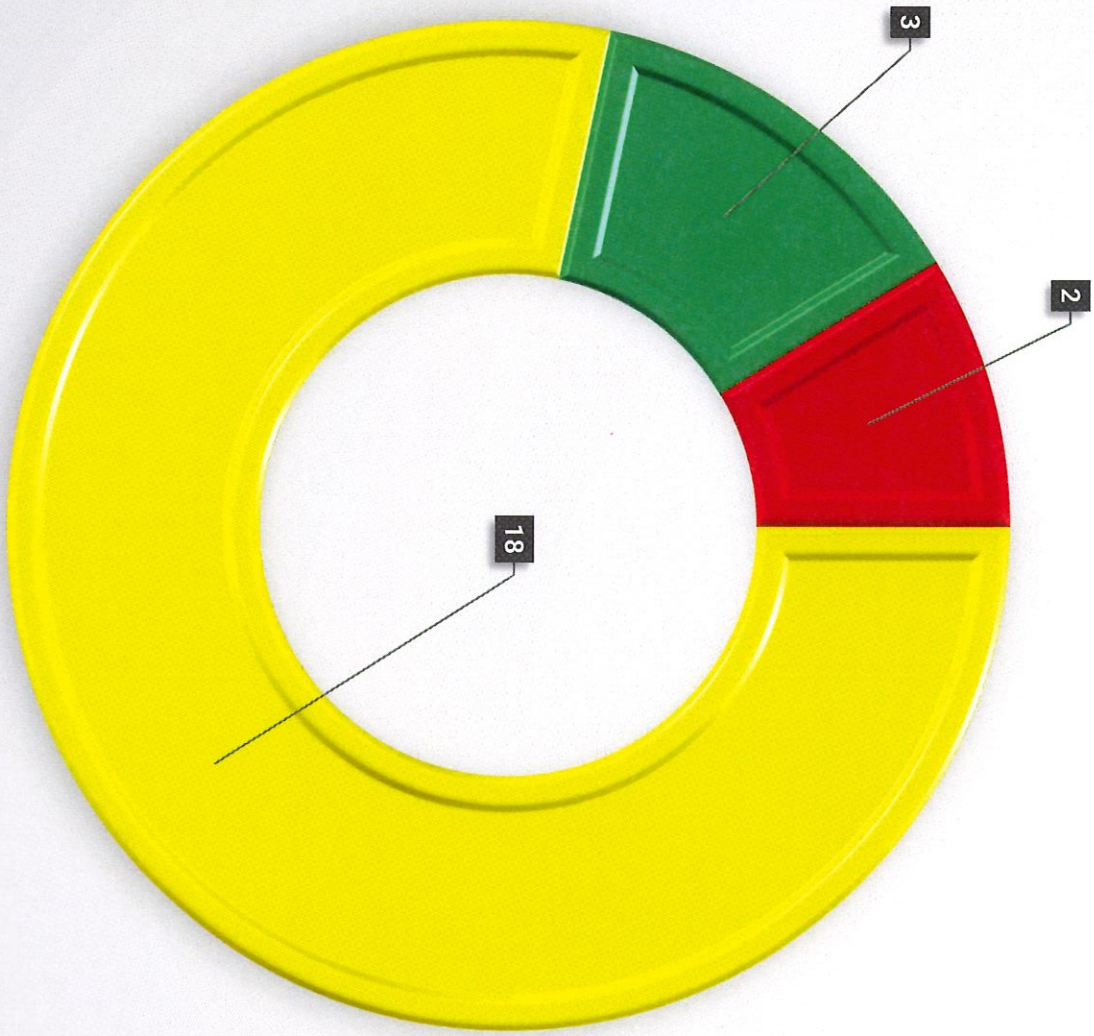
Agreement - 59	Bill of Sale - 1	Contract - 4	Correspondence - 4	Deed - 1
Easement - 19	Form - 5	Franchise - 2	Interlocal Agreement - 2	Lease - 7
License - 2	Lien Release - 5	Maintenance Bond - 2	Memorandum - 2	Notice - 4
Ordinance - 8	Performance Bond - 4	Plat - 3	Pleading - 2	Research - 20
Resolution - 8	Submerged Lands Lease - 4			

PUBLIC MEETING ATTENDANCE: 2ND QUARTER FY 2025-2026

[Total Number: 47.00 Hours]



CITY ORDINANCE VIOLATIONS: 2ND QUARTER FY 2025-2026



[BY NUMBER OF CASES]
[TOTAL: 23 CASES]

■ Adjudicated Guilty - 16
■ Paid Fine - 3
■ Nolle Prossed - 2

ORDINANCES & RESOLUTIONS – 2ND QUARTER FY 2025-2026

[TOTAL: 16 ITEMS]

ORDINANCES

- 2026-02: Old Mission FLUM Amendment
- 2026-03: Adams Street FLUM Amendment
- 2026-04: Adams Street Rezoning
- 2026-05: Fish Island PT FLUM Amendment
- 2026-06: Fish Island PT Rezoning
- 2026-07: Fish Island Remaining Rezoning
- 2026-08: 24 Cathedral Place PUD Rezoning
- 2026-10: Vehicles for Hire Amendments

RESOLUTIONS

- 2026-01: Visitor Information Center Revenues
- 2026-02: Temporary Construction Easement for Anastasia State Park
- 2026-03: Bridge of Lions Intersection Improvements
- 2026-04: NAAB Members
- 2026-05: Salt Run Dredging 2026
- 2026-06: Fireboat Grant
- 2026-07: Nights of Lights Dates
- 2026-08: Planning Procedures & SB 180 Litigation



STAFF & NEW BOARD MEMBER TRAINING: 2ND QUARTER FY 2025-2026

[By NUMBER OF HOURS]

[TOTAL: 5 HOURS]

