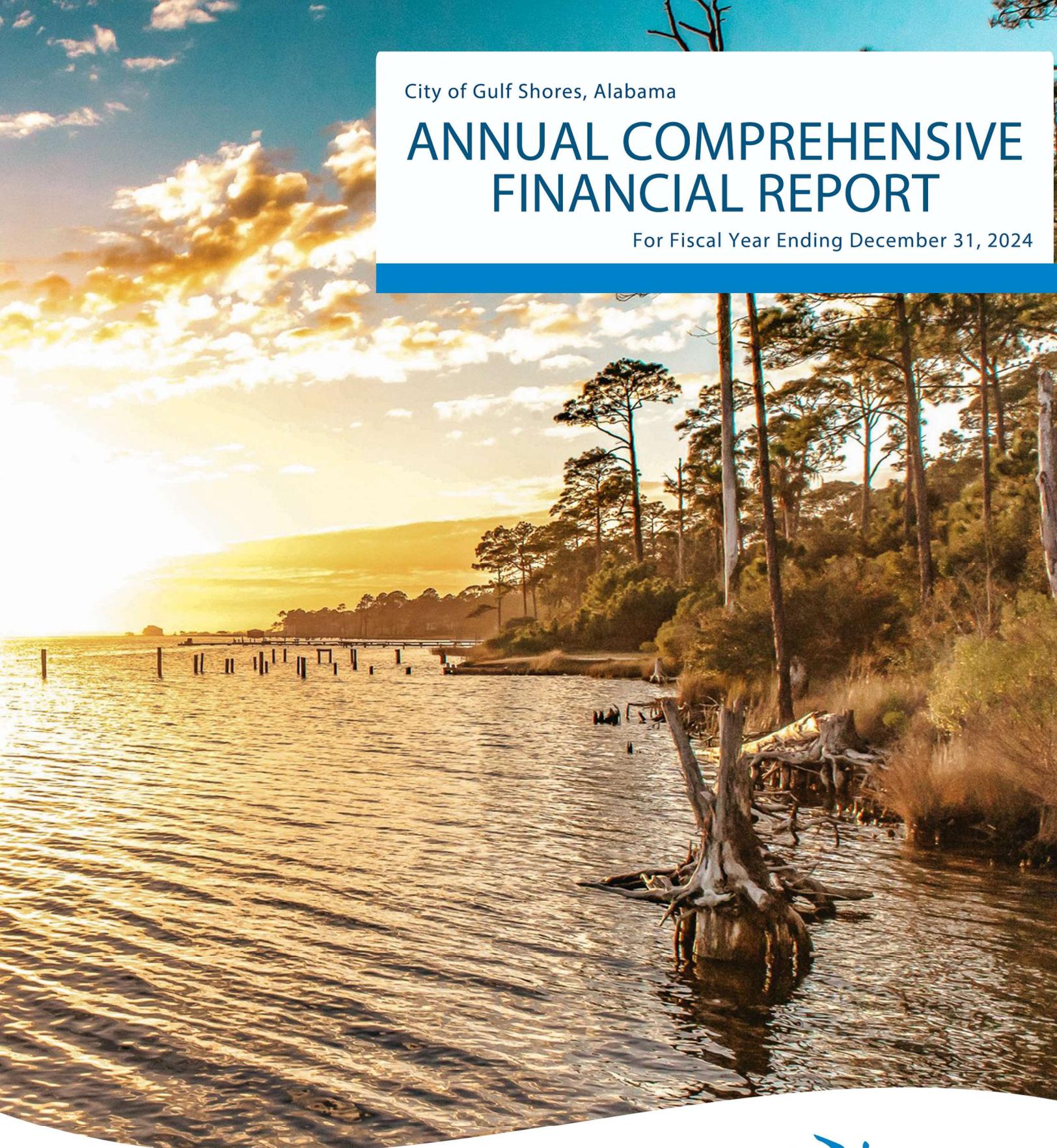


City of Gulf Shores, Alabama

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For Fiscal Year Ending December 31, 2024



www.gulfshoresal.gov

Title Page

**The Financial Services Department is responsible for the preparation of the
City of Gulf Shores, Alabama's Annual Comprehensive Financial Report for
Fiscal Year Ended December 31, 2024**

CITY OF GULF SHORES, ALABAMA
FINANCIAL STATEMENTS
DECEMBER 31, 2024

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INTRODUCTORY SECTION



August 21, 2025

To the members of the City Council and the Citizens of Gulf Shores:

The City of Gulf Shores financial statements are presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants: Grant, Sanders and Taylor, Inc. The City of Gulf Shores issues the annual comprehensive financial report of the City for the fiscal year ended December 31, 2024.

The annual comprehensive financial report consists of management's representations concerning the finances of the City of Gulf Shores. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Gulf Shores has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Gulf Shores' financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh the benefits, the City of Gulf Shores' framework of internal controls provides reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Gulf Shores' financial statements have been audited by Grant, Sanders and Taylor, Inc., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Gulf Shores for the fiscal year ended December 31, 2024 are free of material misstatement. 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 management; and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Gulf Shores' financial statements for the fiscal year ended December 31, 2024, are presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of the Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Gulf Shores' MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City, incorporated in 1957, is located on the southern border of Baldwin County on the Gulf of America. The coastal town is situated on Alabama State Highway 182, approximately 36 miles west of Pensacola, Florida, and approximately 47 miles southeast of Mobile, Alabama.

The City is a tourist-oriented resort area. City facilities, which also serve the large visitor population that is vital to Gulf Shores' economy, include a municipal complex and a 10,000-square-foot Civic Center. A 6,000-square-foot library sponsors activities for all ages and is surrounded by an Activity Center, a Fitness and Recreation Center, which includes an indoor heated swimming pool, and a municipal park with lighted tennis courts and ball fields. Four additional major parks are maintained by the City, one at Lagoon Pass on West Beach, one in the eastern residential area of the City, one at the Public Beach, which features a beach front boardwalk and pavilion and Wade Ward Nature Park featuring a boardwalk with observation points to provide the public with access to view tidally influenced wetland areas for recreation and education purposes. A 100 Acre Sports Complex provides championship quality fields and facilities that support the Gulf Shores City Schools and a successful sports tourism economy. Sports venues include football, track, baseball, softball, and soccer, as well as twelve lighted pickleball courts to accommodate this fast growing sport.

The City is a municipal corporation incorporated under the Constitution and laws of the State of Alabama. The City is governed by a Council consisting of a mayor and five council members elected for terms of four years. Members of the City Council serve part-time and are responsible for adopting ordinances, resolutions and setting the policies of the City, including the appropriation of money. The Mayor, who is a member of the City Council, is elected for a four-year term and is the chief administrative officer of the City.

The financial reporting entity (the City) includes all the funds of the primary government (i.e., the City of Gulf Shores, Alabama as legally defined), as well as the discretely presented component units of the Gulf Shores International Airport, the Airport Authority and the City School System of the City of Gulf Shores, Alabama. The City provides, among other things, police protection, fire protection, and park and recreation facilities.

The annual budget or spending plan serves as the foundation for the City of Gulf Shores' financial planning and control. All departments of the City of Gulf Shores are required to present a departmental plan for appropriation to the City Administrator by the end of September each year. The City Administrator uses these requests as a starting point for developing a proposed budget for review by the Council prior to December 1. The Council holds public hearings and adopts the budget by December 31, the close of the City of Gulf Shores' fiscal year. Budget-to-actual comparisons are provided in this report for governmental funds.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the environment specific to the City of Gulf Shores.

Long-term financial planning

The City and the surrounding Gulf Coast area suffered significant damages as a result of Hurricane Ivan in September 2004. During August 2005, the Gulf Coast area was also impacted by Hurricane Katrina. Following an audit of the Office of Inspector General (OIG), Department of Homeland Security an estimated overpayment of \$9,892,337 was recorded in the 2008 Financial Statement Notes. The City successfully appealed the findings of the OIG audits with a net repayment to the Federal Emergency Management Agency (FEMA) of \$1,364,427 for uncontested overpayments following the close of the Fiscal Year 2009. The City adopted formal Financial Policies in 2010 which provide for operating and stabilization reserve funds in the event of another major disaster or economic downturn. The City's Financial Policy was updated in July 2024 and is reviewed annually. The revised policy raised the City's General Fund Reserve target to 75% of the City's General Fund Revenues at the end of the fiscal year, an increase from 70% in 2023. General Fund Revenues are defined as total General Fund Revenues not including any transfers. In April 2010 the BP Oil Spill, a spill of National Significance occurred 100 miles in the Gulf of Mexico south of Gulf Shores. The City suffered substantial economic losses from the BP Oil Spill. Hurricane Sally hit in September, 2020 causing approximately \$15 million in damage. The City has received from FEMA the majority of the Sally expenses.

Major Initiatives

The City entered a public-private partnership with Pelican Place developers in 2008 for an outdoor shopping center that includes a major department store retail chain, movie-theater, book store and other stores. A Publix Grocery store was opened in the spring of 2010 and is part of the Pelican Place development. The development has been a tremendous asset to the city promoting job growth and keeping dollars spent locally.

Federal grant dollars of approximately \$6 million were secured in early 2010 for a dry dock basin expansion that is another public-private partnership designed to bring additional jobs and economic benefits to the local economy. Construction began in 2011 on the dry dock basin expansion and was completed in January 2013. Local jobs related to the dry dock basin have added value to the economy.

The City issued in 2016 a Line of Credit for \$13.5 million to reconstruct Gulf Place boardwalk, add parking, a Public Safety Building on the beach and redo an existing bathhouse. This project yields a sense of place to our beach front and provide green space for community activities. In 2018 the City issued \$40 million in warrants of which \$25 million nontaxable debt was for public transportation projects (refinancing \$7 million of transportation projects done since 2018 and \$18 million for ongoing transportation projects through 2022) and \$15 million in taxable debt to refinance line of credit debt for improvements at Gulf Place. In 2020 the City issued 5 debt obligations for the following:

2020 A refinance callable 2012 C debt at 1.57% to 2025

2020 B nontaxable GO debt of \$17 million at 2.21% for 20 years for existing school upgrades

City of Gulf Shores
Transmittal Letter – continued

2020 C taxable GO debt of \$10 million at 2.79% for 20 years to refinance completed projects completed with the 2016 Line of Credit

2020 D nontaxable Line of Credit of \$9.8 million at 1.99% through October 2025 (better interest rate)

2020 E taxable Line of Credit for \$13.5 million at 1.98% through June 2026 (better interest rate) – replaced the 2016 Line of Credit

In 2022 the City issued the following for school debt, a Justice Center, Coastal Gateway Park and Fire Station Improvements as well as a training tower. School debt is 2022 A and the rest are the 2022 B issue:

2022 A \$150 million school debt at 2.34% for 20 years

2022 B \$47 million at 2.4% interest for 20 year, the first 2 years interest only on outstanding principal

In 2023 the Public Park and Recreation Board issued debt to construct a Multisport Facility.

2023 taxable revenue bonds of \$8.265 million at 6.375% through November 2053

Current Economic Condition

The City is sound financially. A target fund balance is commonly considered to be between 5 to 15 percent of expenditures; the City's General Fund balance target is 75%. Of the 75% General Fund Reserve, half will be maintained as an Operating Reserve for day-to-day operations, including funds for beach renourishment, for pension liabilities, for liabilities incurred for workers' compensation claims, other retained employee benefits, and claims not otherwise addressed in this policy statement. The other half will be maintained as a Stabilization Fund which will enable the City to continue operations in the event of an emergency or disaster until other funds may be received. The City's adopted Financial Policies are consistent with sound financial management enabling it to maintain current operations in the event of economic downturns or natural disasters.

Cash Management Policies and Practices

Cash temporarily idle during the year was invested in demand deposits, savings accounts, certificates of deposit, and short-term investments with maturities of three months or less. The Governmental funds earned interest revenue of \$6,736,899 on investments for the year ended December 31, 2024. The City of Gulf Shores considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Gulf Shores for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2023. This represented the thirteenth year the City achieved this prestigious award. The City will apply for the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended December 31, 2024. In order to be awarded a Certificate of Achievement for Excellence in Financial Reporting from the GFOA a governmental unit must publish an easily readable and efficiently organized annual comprehensive

City of Gulf Shores
Transmittal Letter – continued

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. We believe our current annual financial report continues to meet the Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The City submitted a Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2023 and received the Award for Outstanding Achievement in Popular Annual Financial Reporting for the fourth time.

In addition, the City also received for the fifteenth time the GFOA Award for Distinguished Budget Presentation for its annual appropriated budget dated January 1, 2025 for fiscal year 2025. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories including policy documentation, financial planning and organization.

Acknowledgements

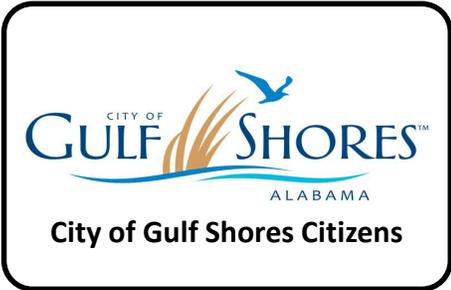
The preparation of this report could not have been accomplished without the efficient and dedicated services of the Accounting Division of the Financial Services Department and all city employees. Each member of the departments has our sincere appreciation for their contributions made in the preparation of this report. Without the leadership and support of the governing body of the City, preparation of this report would not have been possible.

Sincerely,



Anna Franklin, Director
Financial Services

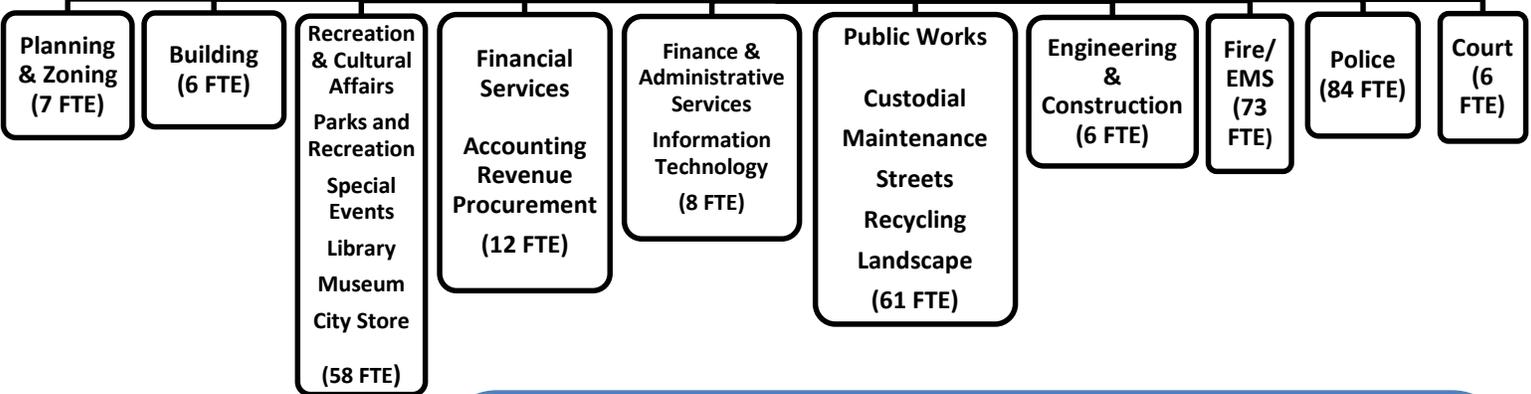
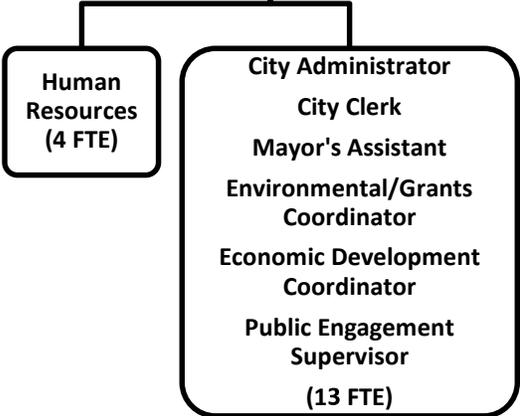
City Employees
 341 Full Time Employees
 41 Part Time Employees
 36 Seasonal Employees



Contractors
 Long's
 Premiere Staffing
 Loxley CWC Inmates
 Youth Sports Officials
 Aerobics Instructors
 SPARC Counselors
 Baldwin County Sheriff's
 Interns



Mayor and Council



Gulf Shores Boards & Commissions

Beautification Board
 Bicycle and Pedestrian Advisory Committee
 Board of Zoning Adjustments
 Building Board of Adjustments and Appeals
 Alabama Gulf Coast Chamber of Commerce
 Gulf Shores Orange Beach Tourism Board
 Library Advisory Board

Board of Education
 Personnel Board
 Planning Commission
 Public Education Building Authority
 Public Parks and Recreation Board
 Gulf Shores Utilities Board
 Gulf Shores Health Advisory Committee

CITY OF GULF SHORES, ALABAMA

LIST OF PRINCIPAL OFFICIALS

December 31, 2024

Legislative Branch

Mayor	Robert Craft
Council Member	Joe Garris
Council Member	Gary Sinak
Council Member	Philip Harris
Council Member	Jason Dyken
Council Member	Stephen E. Jones

Management Staff

City Administrator	Jonathan Walker
City Clerk	Wanda Parris/Tobi Waters
City Engineer	Clint Colvin/Jenny Wolfschlag
Building Official	Brandan Franklin
Finance and Administration Director	Cynthia A. King
Financial Services Director	Anna Franklin
Fire Chief	Mark Sealy
Municipal Court Clerk	Ken McKenzie
Planning and Zoning Director	Lee Jones
Police Chief	Ed Delmore
Public Works Director	Noel Hand
Recreation and Cultural Affairs Director	Grant Brown



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Gulf Shores
Alabama**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION



MATTHEW R. TAYLOR, CPA
CHAD E. LIPSCOMB, CPA
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PUBLIC ACCOUNTANTS
ALABAMA SOCIETY OF CERTIFIED PUBLIC
ACCOUNTANTS
FLORIDA INSTITUTE OF CERTIFIED PUBLIC
ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
Gulf Shores, Alabama

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Gulf Shores, Alabama, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents. We have audited the discretely presented component units of the City - the Gulf Shores City School Board of Education and the Airport Authority of the City of Gulf Shores, Alabama for the year ended September 30, 2024.

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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Gulf Shores, Alabama, as of December 31, 2024, 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Gulf Shores, Alabama 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 of Gulf Shores, Alabama'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.

Auditors' 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 19 through 27, the schedule of employer contributions, schedule of changes in net pension liability and budgetary comparison - General Fund information on pages 79 through 81 be presented to supplement the basic financial statements. Such information, 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 of Gulf Shores, Alabama's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, on pages 83 and 84, 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 financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

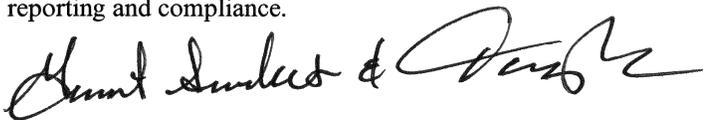
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory, budgetary comparison schedules 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 August 21, 2025, on our consideration of the City of Gulf Shores, Alabama’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 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 internal control over financial reporting or compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Gulf Shores, Alabama’s internal control over financial reporting and compliance.



Grant, Sanders, & Taylor, Inc.
Gulf Shores, Alabama
August 21, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS
(MD&A)

Management's Discussion and Analysis

Overview of the Financial Statements

This section of the annual financial report represents our discussion and analysis of the City of Gulf Shores' financial performance and an overview of its financial activities for the fiscal year that ended on December 31, 2024. Please read it in conjunction with the financial statements which follow this section.

The City's basic financial statements are comprised of three components:

- (1) Government-wide Financial Statements
- (2) Fund Financial Statements
- (3) Notes to the Basic Financial Statements

The basic financial statements also contain other supplementary information.

Government-wide Financial Statements

The two Government-wide financial statements, the Statement of Net Position and the Statement of Activities, provide a broad overview of the City's finances and report information about the City as a whole using a government-wide focus. The Statement of Net position indicates assets and deferred outflows exceed liabilities and deferred inflows. The Statement of Net Position and the Statement of Activities provide both long-term and short-term information about the City's overall financial status. The information is presented in a manner similar to a private-sector business.

One of the most important questions asked about the Municipality's finances is: "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the Municipality as a whole and about its activities in a way that helps answer this question.

The Statement of Net Position shows when assets and deferred outflows exceed liabilities and deferred inflows. The Municipality's net position can be thought of as one way to measure its financial position or health. Over time, increases or decreases in net position are one indicator of whether the Municipality's financial health is improving or deteriorating. Other non-financial factors, for example, changes in sales tax base and the condition of infrastructure need to be considered to assess the overall health of the Municipality.

All of the current year's revenues and expenditures are accounted for in the Statement of Activities and it provides information on how the City's net position changed during the fiscal year.

Fund Financial Statements

A fund is a group of related accounts used to maintain control over resources that have been segregated for specific objectives or activities. State Law requires some funds and City Management establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants. The City of Gulf Shores uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Fund Financial Statements report the City's operations in more detail than the Government-wide Financial Statements. All of the funds of the City are either governmental or proprietary.

Governmental Funds

Governmental Funds provide information which may be useful in evaluating and determining a government's near-term financing requirements. The financial statements focus on near-term inflows and outflows of spendable resources and on fiscal year end available balances of spendable resources. Readers of the financial statements may better understand the long-term impact of the government's near-term financial decisions.

Proprietary Funds

The City of Gulf Shores reports one enterprise fund and three proprietary fund type discretely presented component units: Jack Edwards Airport Fund, Airport Authority Fund, the Public Education Building Authority Fund and the Gulf Shores City School System. The Jack Edwards Airport Fund, the Airport Authority and the Gulf Shores City School System are discretely presented component units of the primary government of the City of Gulf Shores. For 2024, comparative statements are presented for Governmental Activities, Business-Type Activities and Component Units.

Notes to the Basic Financial Statements

The notes provide additional information and are essential to the full understanding of the data provided in the Government-wide and Fund Financial Statements. Please refer to the notes to the Financial Statements for more detailed information.

Government-wide Financial Analysis

As previously noted, over time Net Position may serve as a useful indicator of a government's financial condition as it is the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources rather than merely the difference between assets and liabilities. As of December 31, 2024, the City of Gulf Shores' Net Position was \$229,034,803, an increase of \$46,669,966 from 2023 primarily due to an increase in local tax revenue and receiving FEMA reimbursements for Hurricanes Nate and Sally as well as RESTORE grant funding. The largest portion of the City's net position or assets and deferred outflows exceeding liabilities and inflows is due to the Treasury bills investment to offset interest expense during the high school construction. Since the capital assets cannot be used to liquidate the outstanding debt, resources needed to repay the debt must be provided from other sources. The Deferred Outflow of Resources decreased by \$2,108,307 primarily due to a reduction in deferred pension charges due to an advance payment toward pension contributions that was made to reduce the pension liability expense in future years. Total Liabilities increased \$31,253,403 reflecting an increase in use of bank lines of credit for capital projects as well as a loan amendment, which allowed the City to withdraw the approximate amount of \$39,000,000 remaining proceeds from the 2022-B debt issue. Deferred Inflow of Resources decreased \$424,270 due to a decrease of \$219,174 for deferred employer pension contributions reflecting a one-time advance payment credit in a prior year. As of December 31, 2024, the City of Gulf Shores is able to report a positive balance in the governmental category of total net position. The net position or assets and deferred outflows exceeding liabilities and inflows of the primary government increased \$46,439,259 as a result of the Treasury bills purchase for the high school and existing campus improvements.

Table 1 below represents the City's Condensed Statement of Net Position as of December 31, 2024 and is derived from the Government-wide Statement of Net Position. For more detailed information see the **Statement of Net Position** on Page 30.

Table 1 - Condensed Statement of Net Position

	Governmental		Business-Type		Total		Component	Component
	Activities		Activities		Primary Government		Units	Units
	2024	2023	2024	2023	2024	2023	2024	2023
Current & Other Assets	\$ 249,416,910	\$ 252,381,387	\$ 17,338,043	\$ 23,094,383	\$ 267,816,217	\$ 275,475,770	\$ 28,379,890	\$ 24,424,426
Capital Assets	264,572,356	182,000,473	17,075,810	12,111,787	281,648,166	194,112,260	76,921,076	77,369,708
Total Assets	\$ 513,989,266	\$ 434,381,860	\$ 34,413,853	\$ 35,206,170	\$ 549,464,383	\$ 469,588,030	\$ 105,300,966	\$ 101,794,134
Deferred charge on refunding	276,215	345,702	-	-	276,215	345,702	-	-
Deferred OP EB charges	-	-	-	-	-	-	9,608,289	12,083,248
Deferred pension charges	8,340,758	10,379,578	-	-	8,340,758	10,379,578	14,790,790	18,667,548
Total Deferred Outflow of Resources	\$ 8,616,973	\$ 10,725,280	\$ -	\$ -	\$ 8,616,973	\$ 10,725,280	\$ 24,399,079	\$ 30,750,796
Long-term Liabilities	\$ 250,545,567	\$ 230,342,947	\$ 16,704,707	\$ 18,401,794	\$ 266,936,996	\$ 248,300,507	\$ 60,400,927	\$ 59,679,040
Other Liabilities	41,973,345	30,922,562	2,026,892	409,350	44,000,237	31,776,147	5,218,793	4,325,765
Total Liabilities	\$ 292,518,912	\$ 261,265,509	\$ 18,731,599	\$ 18,811,145	\$ 310,937,233	\$ 280,076,654	\$ 65,619,720	\$ 64,004,805
Deferred Revenue	662,180	867,276	-	-	662,179	867,276	-	-
Deferred OP EB related items	-	-	-	-	-	-	9,474,023	11,610,589
Deferred pension inflows	390,344	609,518	-	-	390,344	609,518	455,000	728,000
Deferred lease inflows	-	-	13,970,690	14,451,754	13,970,690	14,451,754	5,710,723	6,026,805
Total Deferred Inflow of Resources	\$ 1,052,524	\$ 1,476,794	\$ 13,970,690	\$ 14,451,754	\$ 15,023,213	\$ 15,928,548	\$ 15,639,746	\$ 18,365,394
Net Position	\$ 229,034,803	\$ 182,364,837	\$ 1,711,564	\$ 1,943,271	\$ 232,120,910	\$ 184,308,108	\$ 48,440,579	\$ 50,174,731
Net Invested in Capital Assets	\$ 108,597,977	\$ 96,674,991	\$ 1,324,768	\$ 1,945,674	\$ 109,922,745	\$ 98,620,665	\$ 52,205,460	\$ 50,489,918
Restricted	47,981,185	15,893,229	383,672	133,370	48,364,857	16,026,599	3,152,394	2,854,776
Unrestricted	72,455,641	69,796,617	3,124	(135,773)	72,458,765	69,660,844	(6,917,275)	(3,169,963)
Total Net Position	\$ 229,034,803	\$ 182,364,837	\$ 1,711,564	\$ 1,943,271	\$ 230,746,367	\$ 184,308,108	\$ 48,440,579	\$ 50,174,731

Government-wide Financial Analysis (continued)

Table 2 below represents the City’s Condensed Statement of Activities for the year ending December 31, 2024, and is derived from the **Government-wide Statement of Activities** on Page 31.

Table 2 - Condensed Statement of Activities

	Governmental		Business-Type		Total		Component Units	
	Activities		Activities		Primary Government			
	2024	2023	2024	2023	2024	2023	2024	2023
PRIMARY GOVERNMENT:								
Revenues:								
Charges for Services	\$ 10,937,323	\$ 14,054,599	\$ 608,700	\$ 609,850	\$ 11,546,023	\$ 14,664,449	\$ 3,766,495	\$ 2,970,344
Operating grants and Contributions	6,676,658	19,133,257	-	-	6,676,658	19,133,257	19,503,468	15,012,177
Capital grants and Contributions	12,391,773	6,814,447	-	-	12,391,773	6,814,447	1,892,678	1,877,179
General Revenues:								
Property Taxes	6,524,852	6,176,986	-	-	6,524,852	6,176,986	8,964,554	8,299,876
Local Taxes	62,647,903	60,061,548	-	-	62,647,903	60,061,548	10,558,570	9,910,228
Franchise Taxes	2,291,690	2,160,719	-	-	2,291,690	2,160,719	-	-
Interest income	6,736,899	5,249,030	270,646	6,001	7,007,545	5,255,031	351,290	125,420
Net increase (decrease) in the fair value of investments	1,922,172	2,454,479	-	-	1,922,172	2,454,479	-	-
Miscellaneous income	711,896	980,253	-	-	711,896	980,253	2,822,083	12,871,760
Gain on disposal of assets	74,731	78,884	-	-	74,731	78,884	-	-
Gain on nonmonetary donations of capital assets	-	1,522,016	-	-	-	1,522,016	-	-
Total Revenues	110,915,897	118,686,217	\$ 879,346	\$ 615,851	\$ 111,795,243	\$ 119,302,069	\$ 47,859,138	\$ 51,066,984
Expenses:								
Executive	8,463,907	7,751,804	-	-	8,463,907	7,751,804	-	-
Municipal Court	600,984	558,798	-	-	600,984	558,798	-	-
Police	10,942,754	10,083,453	-	-	10,942,754	10,083,453	-	-
Fire	10,512,213	9,799,109	-	-	10,512,213	9,799,109	-	-
Community and Economic Affairs	13,167,008	19,426,161	-	-	13,167,008	19,426,161	-	-
Public Works	14,137,380	29,895,179	-	-	14,137,380	29,895,179	-	-
Loss on Disposal of Assets	-	-	-	-	-	-	-	-
Interest on Long-Term Debt	6,421,685	5,833,600	-	-	6,421,685	5,833,600	-	-
Public Education Building Authority	-	-	597,316	603,466	597,316	603,466	-	-
Public Parks and Recreation Board	-	-	513,737	138,893	513,737	138,893	-	-
Total Expenses	64,245,931	83,348,104	1,111,053	742,359	65,356,984	84,090,463	-	-
COMPONENT UNITS:								
Expenses:								
Gulf Shores City School System	-	-	-	-	-	-	47,848,233	42,884,234
Airport Authority	-	-	-	-	-	-	1,745,057	1,704,422
Total Expenses	-	-	-	-	-	-	49,593,290	44,588,656
Change in Net Position	46,669,966	35,338,114	(231,707)	(126,508)	46,438,259	35,211,606	(1,734,152)	6,478,328
Net Position - Beginning	182,364,837	149,665,698	1,943,271	2,069,779	184,308,108	151,735,477	50,174,731	41,444,219
Prior Period Adjustment	-	(2,638,975)	-	-	-	(2,638,975)	-	2,252,184
Net Position - Ending	\$ 229,034,803	\$ 182,364,837	\$ 1,711,564	\$ 1,943,271	\$ 230,746,367	\$ 184,308,108	\$ 48,440,579	\$ 50,174,731

Overall Analysis

Financial highlights for the City of Gulf Shores during the fiscal year ended December 31, 2024 include the following:

The assets and deferred outflows exceeded liabilities and deferred inflows of the City (Net Position) at the close of the fiscal year by \$229,034,803 for Governmental Activities and decreased to \$1,711,564 for Business-type Activities of the primary government. The total primary government’s net position is \$230,746,367 as of December 31, 2024, up from \$184,308,108. For the year ended December 31, 2024 there was an \$2,659,024 increase in unrestricted funds due to higher than anticipated revenue generation. Business-type activities assets and deferred outflows exceeded liabilities and deferred inflows (net position) by \$1,711,564 as of December 31, 2024 a decrease of \$231,707 from 2023 reflecting decreased debt of the Public

Education Building Authority. (See Table 2-Condensed Statement of Activities)

Financial Analysis of the Government's Funds

The City of Gulf Shores uses fund accounting to ensure and demonstrate compliance with finance-related requirements. Funds that experienced significant changes in Fund Balance during the year are as follows:

Governmental Funds

At the close of the fiscal year, the City's Governmental Funds showed a combined ending fund balance of \$232,361,793 with \$143,406,256 designated as committed, \$35,349,817 unassigned, \$3,970,316 assigned, \$47,981,185 restricted and \$1,654,219 non-spendable. The unassigned amount of \$35,349,817 is designated by the Council for emergencies and transportation projects and is funded by Certificates of Deposit and Money Market funds.

General Fund

The fund balance at December 31, 2024, totaled \$79,892,886, an increase of \$8,413,337 from the fund balance at December 31, 2023, which was \$71,479,549. The increase in Fund Balance for Fiscal Year 2024 is attributable to conservative spending practices which resulted in positive income from operations of \$31,060,865.

Debt Service Fund

The fund balance increased \$297 as a result of increased debt issuance during the fiscal year. The Debt Service Fund is used to record principal and interest payments on debt which include bond issues, general obligation warrants with banks, notes payable, and lease/purchases. The expense for Fiscal Agent Fees for bond issues is also recorded in this fund. Funding for most payments is provided by a transfer from the General Fund.

Capital Improvements Fund

This fund shows the City's practice of loaning money to this fund from other funds (usually the General Fund) to finance grant-funded projects and assessment projects. The interfund loans are repaid when grant funds and assessment principal and interest payments are received. The Capital Improvements fund was established by City management to record capital expenditures with funding from one or more of the following sources: Federal and State grants, property owner assessments, property owner or developer contributions, and/or transfers from other funds. The Capital Improvements Fund total liabilities, deferred inflows and fund balance increased to \$109,304,650 from 2023 primarily due to funds borrowed for school construction.

Non-Taxable Warrant Fund

This fund balance increased by \$31,368,943 due to the 2022-B loan amendment that allowed us to draw the remaining \$39,000,000 in available funding as well as utilizing the 2020-D line of credit. These proceeds were used to fund various capital improvements and purchases. A few of the capital projects include a Fire Training Facility and Drill Tower, design for a new Justice Center, installation of Musco lighting at our sportsplex, West 6th Street beach access and more. Capital purchases include a Pierce pumper truck, a fire ladder truck, a new streetsweeper and knuckle boom truck for the Recycle and Sanitation division.

Taxable Warrant Fund

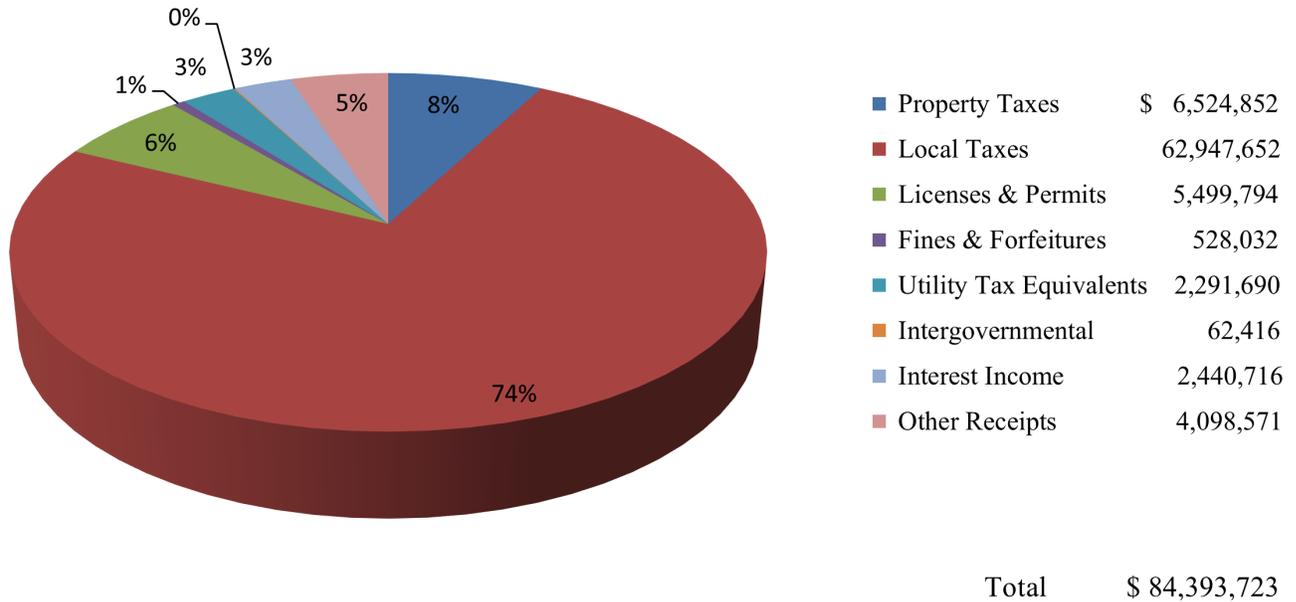
This fund balance increased by \$2,146,576 as a result of monies received for multiple federally-funded grants. The city was awarded RESTORE grants for multiple projects including the Gulf Coast Center for Ecotourism construction, the ALDOT Capacity expansion, a Little Lagoon restoration initiative and other grant-funded projects. The Taxable warrants are used to cover the expenses while awaiting reimbursements since we borrowed at a fixed rate of 1.98%

2018-A & B GO Warrant Funds

The 2018-A GO Warrant is 20 year term debt used to pay down the 2014 GO Warrant Fund, purchase capital equipment and fund improvements to road infrastructure throughout the City. Capital improvements funds are used for projects such as state transportation projects that require a City match. These improvements reduced the operational costs for repair and maintenance and significantly improved traffic flow in and around the City. The 2018-B GO Warrant Fund is 15 year term debt used to pay

down the 2014 and 2016-B GO Warrant Funds. The remainder will be used for various economic development projects.

Exhibit 1: Governmental Revenue Sources for Fiscal Year 2024



Budget Variances in the General Fund

A schedule of General Fund Revenues, Expenditures and Changes in Fund Balances can be found on page 35. Revenues were more than the Budget in the following major categories with an overall \$2,758,326 collection more than budget:

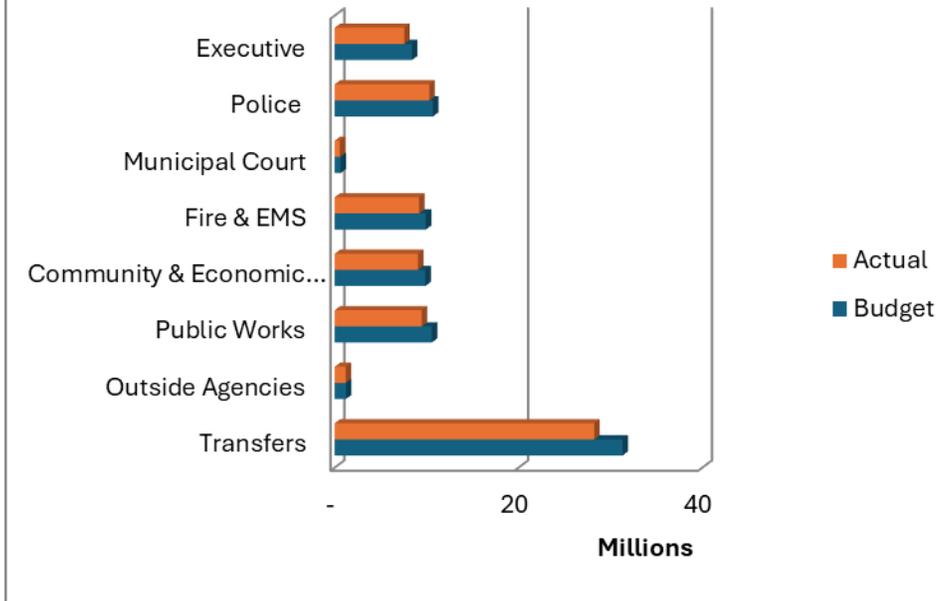
- Property Taxes - \$272,912 more due to county property value assessments on new construction
- Local Taxes - \$2,003,461 more from increased rates by property owners, increased tourism and Lodging Tax increase
- Licenses and Permits - \$223,294 more than budget due to increased commercial and residential construction
- Fines and Forfeitures - \$3,032 more due to more stringent beach parking fine enforcement
- Utility Tax Collections - \$263,487 more due to Baldwin EMC consumption related to tourism
- Federal and State transfers - \$491,293 less than budgeted due to not receiving an ADEM recycling grant for \$350,000
- Income on investments \$840,716 more than budgeted due to long-term investments when rates were higher
- Other - \$357,283 less than budget due to a reduction in beach parking fees.

Expenditures were significantly different from the budget in the following departments:

- Executive Department - \$854,367 less due to personnel expenses less than budgeted amounts
- Municipal Court - \$77,217 less due to court personnel expenses less than budgeted amounts
- Police Department - \$386,562 less due to lag in hiring, contract labor and equipment expense savings
- Fire and Emergency Services - \$746,225 less due to equipment supply chain delays
- Community and Economic Affairs - \$808,983 under budget due to Planning and Zoning, Building, Recreation and Cultural Affairs Programs & Events, Library, Bodenhamer, Sportsplex, Parks and City Store operating within budgets
- Public Works - \$1,098,390 expenses less due to unfilled positions/personnel and equipment savings
- Appropriations - \$27,503 less due to a reduced NCAA Volleyball tournament and Coastal Alabama Chamber donation

The City Council approved revisions to the original adopted General Fund budget two times during the fiscal year prior to the fiscal year end on December 31, 2024.

Exhibit 2: General Fund Departmental Budget to Actual 2024



General Fund Departmental Budget to Actual 2024

	<u>Budget</u>	<u>Actual</u>	<u>% of total expenses</u>
Transfers	31,325,151	28,237,499	37%
Outside Agencies	1,219,302	1,191,799	2%
Public Works	10,565,626	9,467,236	13%
Community & Economic Affairs	9,872,245	9,063,264	12%
Fire & EMS	9,927,151	9,180,926	12%
Municipal Court	640,360	563,143	1%
Police	10,688,996	10,302,434	14%
Executive	8,413,517	7,559,150	10%
Total	<u>82,652,348</u>	<u>75,565,451</u>	100%

Capital Asset and Long-term Debt Activity

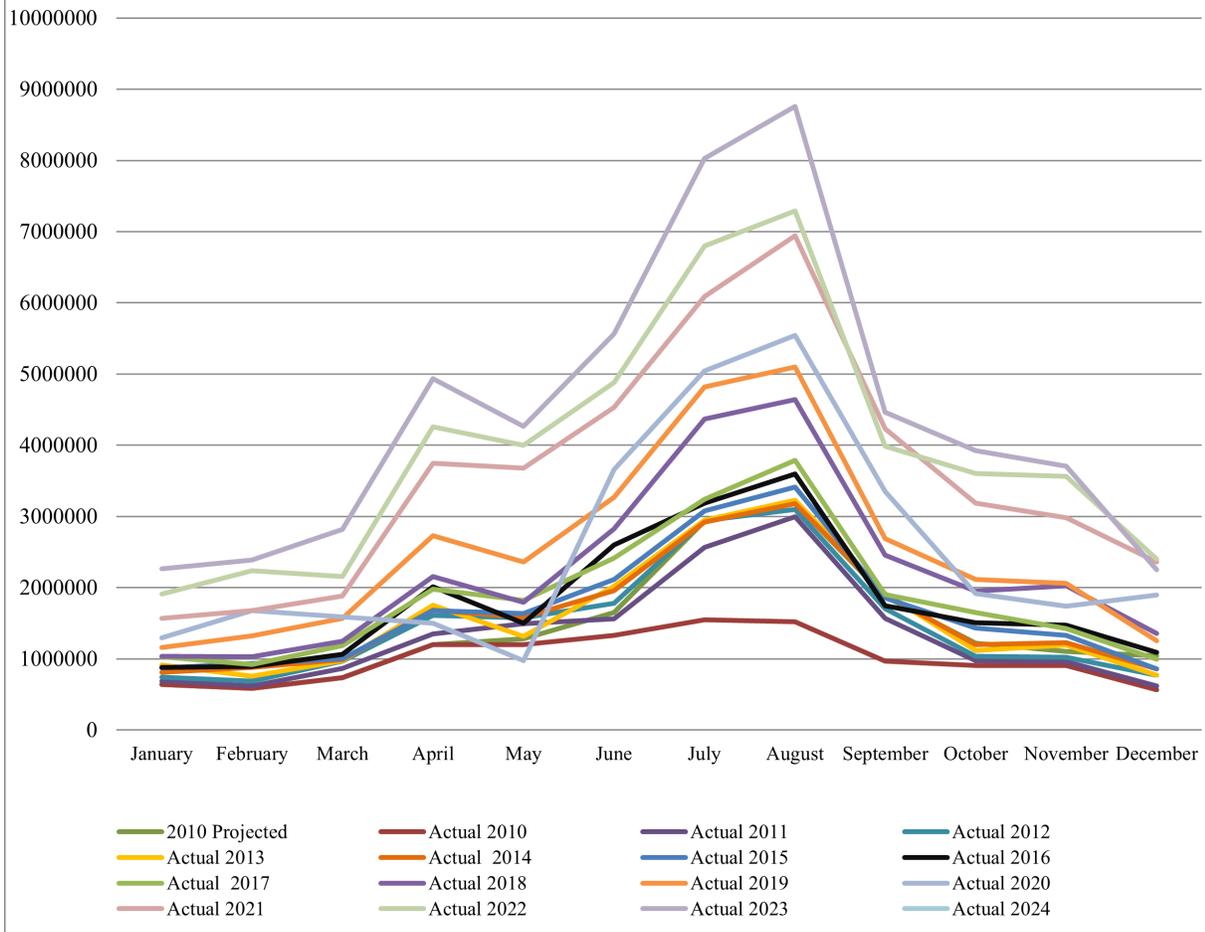
Capital Asset Activity

At December 31, 2024, the City of Gulf Shores reported net capital position of \$264,572,356 from governmental activities, an increase of \$82,571,883 from the adjusted governmental activities capital assets net for December 31, 2023. Net capital position from business-type activities is reported as \$17,075,810 which is an increase of \$4,964,023 from December 31, 2023. Refer to **Note 6** in the financial statements for additional information on capital assets.

Long-term Debt Activity

As of year-end, the City had \$274,686,424 in outstanding debt (which includes long-term compensated absences of \$2,617,896) compared to \$233,927,349 for the prior year. All debt service payments were made timely. Refer to **Note 7** of the financial statements for additional information on long-term debt activity.

Exhibit 3: Gulf Shores Tax Losses due to BP Oil Spill & Hangout Music Festival Impact



Future Events Impacting the City’s Financial Condition

The City of Gulf Shores’ business community recovered in 2024 with revenues continuing to exceed 2010 BP Oil Spill revenue projection levels due to additional tourism in the area as well as rate increases by rental property owners. Collections in 2025 to date show continued strong tourist Sales and Lodging Tax revenue. Exhibit 3 also shows the economic impact of the Hangout Music Festival ticket sales leading up to the May event. National Sand Volleyball competitions that began being held in April 2014 also contribute to the increase revenues during the spring. More state sports competitions have begun to be held in Gulf Shores, increasing Sales and Lodging Tax Revenues as well.

New businesses continue to locate in the Waterway Village area, revitalizing the Intracoastal Canal waterfront. Waterway Village revenue grew from \$25.1 million in 2013 to \$50.7 million in 2024, an increase of \$25.6 million, correlating to a \$768,017 increase in Sales/Use and now Lodging Tax growth.

South Baldwin Hospital opened a new Freestanding Emergency Department (FED) off Highway 59 at the Airport in May 2021. The FED provides emergency and outpatient services. A helicopter landing pad is located on site for medical transports to other medical centers. The City bought an ambulance in 2022 and another one in 2023 to assist with patient transport services.

The Lodge at Gulf State Park was rebuilt and opened in 2018 after being irreparably damaged by Hurricane Ivan in 2004. The new facility is a model of resilient, environmentally friendly coastal development with a focus on sustainability. With direct

access to Gulf Shores' beaches and natural beauty of Gulf State Park's 6,150 acres, it also offers 350 guestrooms and suites, 5 innovative dining options and over 40,000 square feet of indoor and outdoor meeting space. The Lodge at Gulf State Park is the first full-service hotel to open in the area in 20 years. In 2022 and 2023 permits were issued for a new full-service Embassy Suites Hotel with conference room space to be built on Beach Boulevard. Situated directly across the street from the public beach, this 231,000 square foot hotel will boast 257 guest rooms, a 10,000 square foot indoor/outdoor restaurant and lounge space, a 7,800 square foot ballroom and an elevated pool deck overlooking Gulf Place with an event lawn.

Alabama Gulf Coast Zoo constructed a new facility on a higher elevation location in Gulf Shores. The \$16 million construction project tripled the size of the current zoo to 25 acres which allowed for more space for the zoo's collection of more than 600 animals and introduced new event venues, on-site dining, expanded retail and educational programs. Construction on the Zoo was completed in the spring of 2020.

The Gulf Shores International Airport opened a long-awaited Traffic Control Tower in November 2021. The Airport worked with a private partner on plans to begin offering commercial air service in 2025. In 2024 design began on a new temporary airport terminal to facilitate commercial travel and rental car services.

The City's engineered beach renourishment project, prompted by damage sustained by Hurricanes Nate and Sally, concluded in late 2024. This tri-party project, in conjunction with the City of Orange Beach and the Gulf State Park, involved dredging sand offshore and pumping it onto the beach, followed by dune restoration with native plants and sand fencing. This \$18.7 million project encompassed \$7.74 million in damage from Hurricane Nate, \$4.56 million in damage from Hurricane Sally and \$6.3 million in required betterment, which was not grant-reimbursable.

At the end of 2024, the Gulf Coast Center for Ecotourism was nearing completion. Using RESTORE grant funding, the City of Gulf Shores built the facility on city property, adjacent to the current Gulf Shores High School and the Gulf State Park. The learning campus will offer a suite of community programs including youth camps, public classes, workshops, recreational programs and event spaces. Programming is based on Ocean Futures Society's "Ambassadors of the Environment," a world-renowned experiential learning program dedicated to engaging people of all ages with their natural and cultural environment.

The long-awaited state-of-the-art Gulf Shores High School made a great deal of construction progress in 2024, including site work preparation and commencing vertical construction in March. The current timeline allows assuming occupancy in August of 2026.

The city continued the design process on the Waterway Village Pedestrian Bridge, which should be completed in winter of 2026. A portion of the expense is being funded by the BUILD grant along with local matching funds. The new bridge will connect the north and south sides of the Waterway District through newly constructed pedestrian pathways spanning from the new Medical Village area to East 20th Avenue. The bridge will be equipped for biking and walking and an elevator. The need for this bridge spawned from the third southbound lane that is being added to Highway 59, thus eliminating pedestrian access.

Residential Housing single family permits issued in 2024 were 148 with a valuation of \$71,999,817. Gulf Shores Commercial construction Building Permit Valuation issued in 2024 was \$83,185,987.

The US Census Bureau shows Gulf Shores with 79% growth since 2010 with total population growth of 7,690.

Gulf Shores' beautiful white sandy beaches, low crime rate and business opportunities offer an unsurpassed quality of life and is a wonderful place to live.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF GULF SHORES, ALABAMA
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Gulf Shores City School System	Airport Authority
ASSETS					
Cash and Cash Equivalents	\$ 29,980,757	\$ 3,124	\$ 29,983,881	\$ 17,833,402	\$ 804,765
Reserve Current Cash and Cash Equivalents	43,646,139	-	43,646,139	-	-
Receivables	6,454,195	-	6,454,195	2,148,778	19,451
Due from other governments	14,246,411	-	14,246,411	-	973,624
Lease receivable	-	13,970,690	13,970,690	-	5,710,723
Inventories	146,850	-	146,850	58,816	772,323
Prepays and Other Assets	1,507,369	-	1,507,369	-	12,964
Restricted Assets:					
Cash and Cash Equivalents	141,240,867	3,364,229	144,605,096	-	45,044
Due from component units	12,194,322	-	12,194,322	-	-
Capital Assets:					
Non - Depreciable	188,434,781	9,555,587	197,990,368	6,005,474	8,337,467
Depreciable (Net)	76,137,575	7,520,223	83,657,798	48,017,073	14,561,062
Total Assets	513,989,266	34,413,853	548,403,119	74,063,543	31,237,423
DEFERRED OUTFLOW OF RESOURCES					
Deferred charge on refunding	276,215	-	276,215	-	-
Deferred charges related to OPEB	-	-	-	9,608,289	-
Deferred charges related to pension	8,340,758	-	8,340,758	14,790,790	-
Total Deferred Outflow of Resources	8,616,973	-	8,616,973	24,399,079	-
LIABILITIES					
Accounts Payable	\$ 11,732,381	\$ 723,313	\$ 12,455,694	\$ 830,847	\$ 909,249
Accrued and Other Liabilities	4,660,557	300,694	4,961,251	2,394,919	49,039
Accrued Interest Payable	1,439,550	278,391	1,717,941	-	-
Non - Current Liabilities					
Due Within One Year:					
Compensated absences	157,074	-	157,074	47,804	-
Bonds, Lease and Note Payable	23,983,783	724,494	24,708,277	698,050	-
Lease liability - right of use asset	-	-	-	288,885	-
Due In More than One Year:					
Compensated absences	2,460,822	-	2,460,822	430,506	-
Proportionate share of OPEB liability	-	-	-	3,488,479	-
Net Pension Liability	13,301,873	-	13,301,873	33,685,000	-
Due to City of Gulf Shores	-	-	-	12,728,056	-
Bonds, Lease and Note Payable	234,782,872	16,704,707	251,487,579	10,068,886	-
Total Liabilities	292,518,912	18,731,599	311,250,511	64,661,432	958,288
DEFERRED INFLOW OF RESOURCES					
Deferred Revenue	662,180	-	662,180	-	-
Deferred OPEB related items	-	-	-	9,474,023	-
Deferred inflows related to pension	390,344	-	390,344	455,000	-
Deferred lease inflows	-	13,970,690	13,970,690	-	5,710,723
Total Deferred Inflow of Resources	1,052,524	13,970,690	15,023,214	9,929,023	5,710,723
NET POSITION:					
Net Investment in Capital Assets	108,597,977	1,324,768	109,922,744	30,238,670	21,966,790
Restricted for:					
Debt service	1,553	383,672	385,225	-	-
Capital Improvements	47,818,353	-	47,818,353	-	-
Other	161,279	-	161,279	-	-
Education	-	-	-	1,361,403	-
Airport improvements	-	-	-	-	1,790,991
Unrestricted	72,455,641	3,124	72,458,765	(7,727,906)	810,631
Total Net Position	\$ 229,034,803	\$ 1,711,564	\$ 230,746,367	\$ 23,872,167	\$ 24,568,412

The accompanying notes are an integral part of the financial statements.

CITY OF GULF SHORES, ALABAMA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Program Revenues			Primary Government			Component Units		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business type Activities	Total	Gulf Shores City School System	Airport Authority
PRIMARY GOVERNMENT:									
Governmental Activities:									
Executive	\$ 8,463,908	\$ 10,080	\$ -	\$ 314,144	\$ (8,139,684)	\$ -	\$ (8,139,684)		
Municipal Court	600,984	833,193	-	-	232,209	-	232,209		
Police	10,942,754	70,571	7,748	-	(10,864,435)	-	(10,864,435)		
Fire	10,512,213	112,700	351,357	-	(10,048,156)	-	(10,048,156)		
Community and Economic Affairs	13,167,008	9,029,372	4,325,658	12,077,629	12,265,651	-	12,265,651		
Public Works	14,137,380	881,407	1,991,895	-	(11,264,078)	-	(11,264,078)		
Interest on Long - Term Debt	6,421,685	-	-	-	(6,421,685)	-	(6,421,685)		
Total governmental activities	64,245,931	10,937,323	6,676,658	12,391,773	(34,240,177)	-	(34,240,177)		
Business-type activities:									
Public Education Building Authority	597,316	608,700	-	-	-	11,384	11,384		
Public Parks and Recreation Board	513,737	-	-	-	-	(513,737)	(513,737)		
Total governmental activities	1,111,053	608,700	-	-	-	(502,353)	(502,353)		
Total primary government	65,356,984	11,546,023	6,676,658	12,391,773	(34,240,177)	(502,353)	(34,742,530)		
COMPONENT UNITS:									
Gulf Shores City School System	\$ 47,848,233	\$ 2,760,751	\$ 19,503,468	\$ 554,920				\$ (25,029,094)	\$ -
Airport Authority	1,745,057	1,005,744	-	1,337,758				-	598,445
Total component units	\$ 49,593,290	\$ 3,766,495	\$ 19,503,468	\$ 1,892,678				\$ (25,029,094)	\$ 598,445
General revenues:									
City of Gulf Shores appropriations								\$ 954,951	
Contributions from Baldwin County Board of Education								569,329	
Property Taxes					\$ 6,524,852	\$ -	\$ 6,524,852	8,964,554	\$ -
Local Taxes:									
Sales taxes					23,237,781	-	23,237,781	10,469,659	-
Lodging taxes					32,887,653	-	32,887,653	-	-
Other taxes					6,522,469	-	6,522,469	88,911	-
Franchise Taxes					2,291,690	-	2,291,690	-	-
Investment Income:									
Interest Income					6,736,899	270,646	7,007,545	342,615	8,675
Net increase (decrease) in the fair value of investments					1,922,172	-	1,922,172	-	-
Miscellaneous					711,896	-	711,896	1,297,803	-
Gain on disposal of assets					74,731	-	74,731	-	-
Total general revenues					80,910,143	270,646	81,180,789	22,687,822	8,675
Change in net position					46,669,966	(231,707)	46,438,259	(2,341,272)	607,120
Net position - beginning					182,364,837	1,943,271	184,308,108	26,213,439	23,961,292
Net position - ending					\$ 229,034,803	\$ 1,711,564	\$ 230,746,367	\$ 23,872,167	\$ 24,568,412

The accompanying notes are an integral part of the financial statements.

GOVERNMENT FUND FINANCIAL STATEMENTS

CITY OF GULF SHORES, ALABAMA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General Fund	Debt Service Fund	Capital Improvements Fund	Nontaxable Warrant Fund	Taxable Warrant Fund	Other Governmental Funds	Total
ASSETS							
Cash and Equivalents	\$ 29,980,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,980,757
Reserved Cash and Equivalents	43,646,139	-	-	-	-	-	43,646,139
Restricted Cash and Equivalents	161,279	1,553	97,625,737	32,978,608	5,722,808	4,750,882	141,240,867
Receivables (Net)							
Accounts	181,311	-	11,913	-	-	-	193,224
Taxes	6,260,971	-	-	-	-	-	6,260,971
Due From Other Funds	1,695,012	-	-	-	-	14,547	1,709,559
Due From Other Governments	9,427	-	-	41,690	9,073,634	5,121,660	14,246,411
Due From Component Units	527,322	-	11,667,000	-	-	-	12,194,322
Prepays	588,801	-	-	918,568	-	-	1,507,369
Inventory	146,850	-	-	-	-	-	146,850
Total Assets	\$ 83,197,869	\$ 1,553	\$ 109,304,650	\$ 33,938,866	\$ 14,796,442	\$ 9,887,089	\$ 251,126,469
LIABILITIES							
Accounts payable	\$ 2,125,992	\$ -	\$ 7,015,339	\$ 384,925	\$ 1,723,841	\$ 482,284	\$ 11,732,381
Payroll taxes & benefits payable	136,944	-	-	-	-	-	136,944
Accrued wages	732,650	-	-	-	-	-	732,650
Retainage payable	-	-	-	88,979	877,974	-	966,953
Other liabilities	204,789	-	2,598,221	-	-	21,000	2,824,010
Due to other funds	14,547	-	5,597	-	-	1,689,415	1,709,559
Total Liabilities	3,214,922	-	9,619,157	473,904	2,601,815	2,192,699	18,102,497
DEFERRED INFLOW OF RESOURCES							
Deferred revenue	90,061	-	139,093	-	433,025	-	662,179
FUND BALANCE							
Nonspendable							
Inventory	146,850	-	-	-	-	-	146,850
Prepays	588,801	-	-	918,568	-	-	1,507,369
Restricted							
Debt Service	-	1,553	-	-	-	-	1,553
Capital Improvements	-	-	-	32,504,704	11,761,602	3,552,047	47,818,353
Other	161,279	-	-	-	-	-	161,279
Committed							
Council approved emergencies	43,646,139	-	-	-	-	-	43,646,139
Beach Restoration	-	-	-	-	-	213,717	213,717
Education and public works	-	-	99,546,400	-	-	-	99,546,400
Assigned	-	-	-	41,690	-	3,928,626	3,970,316
Unassigned	35,349,817	-	-	-	-	-	35,349,817
Total Fund Balances (Deficit)	79,892,886	1,553	99,546,400	33,464,962	11,761,602	7,694,390	232,361,793
Total Liabilities, Deferred Inflows and Fund Balance	\$ 83,197,869	\$ 1,553	\$ 109,304,650	\$ 33,938,866	\$ 14,796,442	\$ 9,887,089	\$ 251,126,469

CITY OF GULF SHORES, ALABAMA
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2024

Fund balances - total governmental funds \$ 232,361,793

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Governmental capital assets	\$ 315,452,918	
Less accumulated depreciation	<u>(50,880,562)</u>	264,572,356

Deferred outflows of resources used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Deferred employer pension contributions	8,340,758	
Loss on advance refunding	982,911	
Less accumulated amortization	<u>(706,697)</u>	8,616,972

Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.

Governmental bonds payable, net of premiums and discounts	(258,766,655)	
Net pension liability	(13,301,873)	
Compensated absences	<u>(2,617,896)</u>	(274,686,424)

Deferred inflows of resources used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Deferred employer pension contributions		<u>(390,344)</u>
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Accrued interest payable on debt and the current portion of accrued compensated absences in the governmental funds are susceptible to full accrual on the entity wide basis.

Accrued interest payable		<u>(1,439,550)</u>
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Net position of governmental activities \$ 229,034,803

CITY OF GULF SHORES, ALABAMA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	General Fund	Debt Service Fund	Capital Improvements Fund	Nontaxable Warrant Fund	Taxable Warrant Fund	Other Governmental Funds	Total
REVENUES							
Property taxes	\$ 6,524,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,524,852
Local taxes	62,596,461	-	-	-	-	580,650	63,177,111
Licenses and permits	5,499,794	-	-	-	-	-	5,499,794
Fines and forfeitures	528,032	-	-	-	-	-	528,032
Utility tax equivalents	2,291,690	-	-	-	-	-	2,291,690
Miscellaneous	-	-	-	-	-	20	20
Intergovernmental:							
State of Alabama taxes	351,191	-	-	61,479	-	655,481	1,068,151
Federal and State grants	62,416	-	-	159,013	15,993,609	1,657,299	17,872,337
Investment income							
Interest income	2,440,716	3,158	4,019,387	-	-	114,623	6,577,884
Net increase (decrease) in the fair value of investments	-	-	1,922,172	-	-	-	1,922,172
Impact fees	-	-	-	-	-	940,776	940,776
Other receipts	4,098,571	-	-	-	210,207	157,223	4,466,001
Total Revenues	<u>84,393,723</u>	<u>3,158</u>	<u>5,941,559</u>	<u>220,492</u>	<u>16,203,816</u>	<u>4,106,072</u>	<u>110,868,820</u>
EXPENDITURES							
Current Operating:							
Executive Department	7,559,150	-	-	-	-	-	7,559,150
Municipal Court	563,143	-	-	-	-	-	563,143
Police Department	10,302,434	-	-	-	-	228,127	10,530,561
Fire and Emergency Services	9,180,926	-	-	-	-	171,031	9,351,957
Community and Eco. Affairs	9,063,264	-	-	-	302,880	1,048,871	10,415,015
Public Works	9,467,236	-	-	-	-	2,555,988	12,023,224
Appropriations - Outside agencies	258,900	-	-	-	-	-	258,900
Appropriations - Gulf Shores City Schools	932,899	-	732,000	-	-	-	1,664,899
Capital outlay	6,004,906	-	47,364,808	9,889,549	22,435,970	3,000	85,698,233
Debt Service							
Principal	-	21,801,986	-	-	-	-	21,801,986
Interest	-	6,259,010	-	-	-	-	6,259,010
Miscellaneous	-	9,060	60	1,500	-	78,033	88,653
Total Expenditures	<u>53,332,858</u>	<u>28,070,056</u>	<u>48,096,868</u>	<u>9,891,049</u>	<u>22,738,850</u>	<u>4,085,050</u>	<u>166,214,731</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>31,060,865</u>	<u>(28,066,898)</u>	<u>(42,155,309)</u>	<u>(9,670,557)</u>	<u>(6,535,034)</u>	<u>21,022</u>	<u>(55,345,911)</u>
OTHER FINANCING SOURCES (USES)							
Issuance of debt	313,278	-	-	45,339,500	7,600,000	-	53,252,778
Proceeds from sale of capital assets	171,693	-	-	-	-	-	171,693
Transfers In	5,105,000	28,067,195	-	-	1,081,610	4,281,462	38,535,267
Transfers Out	(28,237,499)	-	(47,253)	(4,300,000)	-	(5,950,515)	(38,535,267)
Total Other Financing Sources and (Uses)	<u>(22,647,528)</u>	<u>28,067,195</u>	<u>(47,253)</u>	<u>41,039,500</u>	<u>8,681,610</u>	<u>(1,669,053)</u>	<u>53,424,471</u>
Net Change in Fund Balance	8,413,337	297	(42,202,562)	31,368,943	2,146,576	(1,648,031)	(1,921,440)
Fund Balances - Beginning (Restated)	<u>71,479,549</u>	<u>1,256</u>	<u>141,748,962</u>	<u>2,096,019</u>	<u>9,615,026</u>	<u>9,342,421</u>	<u>234,283,233</u>
Fund Balances (Deficit) - Ending	<u>\$ 79,892,886</u>	<u>\$ 1,553</u>	<u>\$ 99,546,400</u>	<u>\$ 33,464,962</u>	<u>\$ 11,761,602</u>	<u>\$ 7,694,390</u>	<u>\$ 232,361,793</u>

The accompanying notes are an integral part of the financial statements.

CITY OF GULF SHORES, ALABAMA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Net change in fund balances \$ (1,921,440)

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

Expenditures for capital assets	87,789,797	
Less current year depreciation	<u>(5,092,702)</u>	82,697,095

When recognizing the sale of capital assets, the governmental funds report the total proceeds of the sale. Only the gain or loss on the sale is reported on the statement of activities.

Proceeds from the disposal of assets	(199,289)	
Gain on disposal of assets	<u>74,731</u>	(124,558)

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This is the amount by which proceeds exceeded repayments.

Proceeds from bond	(53,252,778)	
Principal payments on bonds, loans & leases	<u>21,801,986</u>	(31,450,792)

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.

Increase in interest accrued on long term debt	(333,086)	
Amortization of current year bond premiums	244,838	
Amortization of current year bond discounts	(4,940)	
Amortization of loss on refunding	(69,485)	
Pension expense	(1,930,533)	
Increase in compensated absences	<u>(437,133)</u>	<u>(2,530,339)</u>

Change in net position of governmental activities \$ 46,669,966

PROPRIETARY FUND FINANCIAL STATEMENTS

CITY OF GULF SHORES, ALABAMA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024

	Business-type Activities		
	Enterprise Funds		
	Public Education Building Authority	Public Parks and Recreational Board	Total
ASSETS			
Current Assets:			
Cash and cash equivalents	\$ 3,124	\$ -	\$ 3,124
Restricted cash and cash equivalents	335,474	3,028,755	3,364,229
Total Current Assets	338,598	3,028,755	3,367,353
Capital Assets:			
Land	3,792,843	-	3,792,843
Construction in progress	-	5,762,744	5,762,744
Land improvements	203,087	-	203,087
Buildings	9,346,798	-	9,346,798
Furniture and equipment	261,893	-	261,893
Less: accumulated depreciation	(2,291,555)	-	(2,291,555)
Total Non-Current Assets	11,313,066	5,762,744	17,075,810
Other Assets:			
Lease receivable	6,567,541	7,403,149	13,970,690
Total Other Assets	6,567,541	7,403,149	13,970,690
Total Assets	\$ 18,219,205	\$ 16,194,648	\$ 34,413,853
LIABILITIES			
Current Liabilities:			
Bonds payable	\$ 220,000	\$ 504,494	724,494
Accounts payable	-	723,313	723,313
Retainage payable	-	300,694	300,694
Accrued interest payable	195,150	83,241	278,391
Total Current Liabilities	415,150	1,611,742	2,026,892
Non-Current Liabilities:			
Bonds payable	9,136,008	7,568,699	16,704,707
Total Liabilities	9,551,158	9,180,441	18,731,599
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of lease income	6,567,541	7,403,149	13,970,690
Total	6,567,541	7,403,149	13,970,690
NET POSITION			
Net Investment in Capital Assets	1,957,058	(632,290)	1,324,768
Restricted			
Debt service	140,324	243,348	383,672
Unrestricted	3,124	-	3,124
Total Net Position	\$ 2,100,506	\$ (388,942)	\$ 1,711,564

The accompanying notes are an integral part of the financial statements.

CITY OF GULF SHORES, ALABAMA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities Enterprise Funds		
	Public Education Building Authority	Public Parks and Recreational Board	Total
Operating Revenues			
Rent	\$ 608,700	\$ -	\$ 608,700
Operating Expenses			
Depreciation	229,095	-	229,095
Operating Income (Loss)	379,605	-	379,605
Non-Operating Revenues (Expenses)			
Interest and dividend income	6,958	263,688	270,646
Miscellaneous expense	-	(3,300)	(3,300)
Interest expense	(368,221)	(510,437)	(878,658)
Total Non-Operating Expenses	(361,263)	(250,049)	(611,312)
Change in Net Position	18,342	(250,049)	(231,707)
Net Position - Beginning	2,082,164	(138,893)	1,943,271
Net Position - Ending	\$ 2,100,506	\$ (388,942)	\$ 1,711,564

CITY OF GULF SHORES, ALABAMA
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities		
	Enterprise Funds		
	Public Education Building Authority	Public Parks and Recreational Board	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Payments from leases and other operating activities	\$ 608,700	\$ -	\$ 608,700
Net cash provided (used) by operating activities	608,700	-	608,700
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	-	(4,172,410)	(4,172,410)
Change in accrued interest payable	(4,200)	-	(4,200)
Principal payment	(210,000)	-	(210,000)
Interest paid on long-term debt	(398,700)	(444,235)	(842,935)
Net cash provided (used) by financing activities	(612,900)	(4,616,645)	(5,229,545)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest payments received	6,958	263,688	270,646
Increase (decrease) in cash and cash equivalents	2,758	(4,352,957)	(4,350,199)
Cash balance - beginning of year	335,840	7,381,712	7,717,552
Cash balance - end of year	\$ 338,598	\$ 3,028,755	\$ 3,367,353
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	\$ 379,605	\$ -	379,605
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation	229,095	-	229,095
Net cash provided (used) by operating activities	\$ 608,700	\$ -	\$ 608,700

Noncash Investing, Capital and Financing Activities:

Amortization of bond premium charged to interest expense was \$37,093 for the year ended December 31, 2024.

NOTES TO BASIC FINANCIAL STATEMENTS

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City have been prepared in accordance with Generally Accepted Accounting Principles (GAAP). GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements.

In June 1999, the GASB approved Statement 34, *Basic Financial Statements and Management Discussion and Analysis-for State and Local Governments*. Certain of the significant changes in the Statement include the following:

A Management Discussion and Analysis (MD&A) section providing an analysis of the City’s overall financial position and results of operations.

Financial statements prepared using full accrual method of accounting for all of the City’s activities.

The accounting and reporting framework and the more significant accounting principles and practices used by the City are discussed in subsequent sections of this Note. The remainders of the Notes to the Financial Statements are organized to provide explanations, including required disclosures, of the City’s financial activities for the fiscal year ending December 31, 2024.

1. A. REPORTING ENTITY

The City of Gulf Shores, Alabama (the “City”) was incorporated on February 5, 1957. The City operates under a Mayor-Council form of government with a City Council consisting of six council members including the mayor, elected at large by the qualified voters of the City for a four-year term. The Council has full legislative authority for the operations of the City.

For financial reporting purposes and in conformance with the criteria set forth by the Government Accounting Standards Board, Statement 14, *Defining the Governmental Reporting Entity*, the City includes those funds, agencies, boards, commissions and authorities for which the City provides financial and managerial assistance, which influence operations and tend to indicate control by or dependence on the City. Control by or dependence on the City is evidenced through budget adoption, taxing authority, outstanding debt secured by revenues or general obligations of the City, responsibility for the funding of any operating deficits that may occur and the scope of services provided to the City. Based on these criteria, this report includes financial statements of the funds required to account for those financial activities for which the City has the ability to influence and control through its legislative processes.

Component Units

The Airport Authority of the City of Gulf Shores, Alabama, (Airport Authority) and the Gulf Shores City Schools Board of Education (School Board) are separate legal entities that are included as component units in the financial reporting entity. They are included as a result of being financially accountable and fiscally dependent. The entities do not provide services entirely or almost entirely to the City, nor do they exclusively benefit the City, therefore they do not meet the criterion for blending, and must be discretely presented in the basic financial statements of the primary government. The Airport Authority and the School Board do not have substantially the same governing body as the City. Both component units have elected to continue to report on a September 30th year end, whereas the City reports on December 31st year end. Generally accepted accounting principles allow the presentation of these component units as part of the reporting entity if the component unit’s year end falls within the year-end of the primary government. Significant interfund transfers and borrowings between the City and the component units that occur from October 1 to December 31 each year will be disclosed in a later note. Separately issued audited financial statements of the two component units can be obtained from the legislative Boards.

Excluded from the financial statements is the following board for which a lack of influence, control and dependency exist: The Utilities Board of the City of Gulf Shores, Alabama. This board is governed by its own board of directors, prepares and adopts an annual operating budget which is not influenced by the City, has the authority to issue debt securities which are not an obligation of the City and are not secured by City revenues, has responsibilities for any operating deficits which may occur and must fund such deficits through prior year surplus or other financial sources. These financial statements do not include other boards, agencies and authorities that operate within the boundaries of the City and Baldwin County. The establishment of these boards, agencies and authorities is provided in the statutes and codes of the State of Alabama.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. B. BASIC FINANCIAL STATEMENTS

Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize activities as either governmental or business-type. Governmental activities, which are normally 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.

Government-wide financial statements display information about the reporting government as a whole. For the most part, the effect of interfund activity has been removed from these statements. These statements focus on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position and the Statement of Activities.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues are 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) 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*.

Fund financial statements display information at the individual level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary, or fiduciary. Currently, the City has only governmental and proprietary type funds. Major individual governmental funds and individual enterprise funds are reported as separate columns in the fund financial statements. An emphasis is placed on major funds within the governmental and proprietary categories. Non-major funds are consolidated into a single column within each fund type in the financial section of the basic financial statements and are detailed in the supplemental information. The GASB 34 model sets forth minimum criteria (percentage of the assets liabilities, revenues, or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type: and
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule include charges between the City's business type activities/enterprise funds, as well as some special revenue funds, and the General Fund. The City allocates charges as reimbursement for services provided by the General Fund in support of those functions based on levels of service provided. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. These charges are included in direct program expenses.

1. C. BASIS OF PRESENTATION

The funds of the financial reporting entity are described below:

General Fund

This fund is established to account for resources devoted to financing the general services that the City performs for its citizens. General tax revenues and other sources of revenue used to finance the fundamental operations of the City are included in this fund. The fund is charged with all costs of operating the government for which a separate fund has not been established.

Debt Service Funds

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt, principal, interest, and related costs.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. C. BASIS OF PRESENTATION (CONTINUED)

Capital Project Funds

These funds are used to account for financial resources to be used for the acquisition and construction of major capital facilities (other than those financed by proprietary funds).

Enterprise Funds

Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises—where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

The City reports the following major funds:

Governmental Funds:

General Fund

This fund is established to account for resources devoted to financing the general services that the City performs for its citizens. General tax revenues and other sources of revenue used to finance the fundamental operations of the City are included in this fund. The fund is charged with all costs of operating the government for which a separate fund has not been established.

Debt Service Funds

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt, principal, interest, and related costs.

Capital Improvements Capital Projects Fund

This fund is used to account for financial resources to be used for the acquisition and construction of major capital facilities (other than those financed by proprietary funds).

Storm Damage Capital Projects Fund

This fund is used to account for financial resources, such as Federal Emergency Management Agency and Alabama Emergency Management Agency grants, to be used for the beach restoration, debris removal, protective measure costs, and repairs/restoration of damaged roads, bridges, buildings, equipment, and parks associated with the aftermath of storms and the BP Horizon oil spill.

Taxable Warrant Fund

This fund, formerly called the 2020 E GO Warrant Capital Projects Fund, is used to account for financial resources from the 2020 E GO Warrant issuance. The 2020 E proceeds were primarily used for the Hurricane Sally related expenses, however during 2022 the proceeds were used for various capital projects.

Proprietary Funds:

Public Education Building Authority Enterprise Fund

Accounts for acquiring, purchasing, servicing the related debt, constructing, remodeling, altering, operating, maintaining, equipping and furnishing of public educational buildings and related facilities, as provided in Chapter 18 of Title 16 of the Code of Alabama 1975.

Public Parks and Recreation Board Enterprise Fund

Accounts for acquiring, purchasing, servicing the related debt, constructing, remodeling, altering, operating, maintaining, equipping and furnishing of public parks and recreation facilities, as provided in Chapter 86 of Title 11 of the Code of Alabama 1975.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. C. BASIS OF PRESENTATION (CONTINUED)

Discretely Presented Component Units:

The Airport Authority of the City of Gulf Shores Alabama

Accounts for all operations of the Gulf Shores International Airport, as well as the real estate transactions associated with the Industrial Park. This enterprise fund does not provide services entirely or almost entirely to the primary government, nor does it primarily benefit the primary government. The vast majority of the governing board is not the same as the City.

Gulf Shores City Schools Board of Education

This fund accounts for all operating revenues and expenditures of the Gulf Shores City School System. This governmental fund does not provide services entirely or almost entirely to the primary government, nor does it primarily benefit the primary government. The governing board is not the same.

Additionally, the City's reports the following non major funds:

Governmental Funds:

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trust or major capital projects) that are legally restricted to expenditures for specified purposes. The Special Revenues funds include the 2% Lodgings Tax Fund, Designated Taxes Fund, Impact Fees Fund, and Library Board Fund.

Beach Restoration Capital Projects Fund

This fund is used to account for financial resources to be used for the restoration of the beaches.

Nontaxable Warrant Fund

This fund, formerly called the 2014 GO Warrant Fund, is used to account for financial resources from nontaxable warrant issue. The proceeds were used to purchase land, improve City facilities and for transportation projects.

2018 GO Warrant Capital Projects Fund

The proceeds are being used to refund a portion of the 2016-B and 2014 series warrants and to fund transportation enhancement projects throughout the City.

1. D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus refers to what is being measured: basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Government-wide statements and fund financial statements for proprietary funds are reported using the *economic resources* measurement focus and the *full accrual* basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net position and the operating statements present increases (revenues) decreases (expenses) in net total position. Under the accrual basis of accounting, revenues are recognized when earned. Expenses are recognized at the time the liability is incurred regardless of the timing of related cash inflows and outflows.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. D. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)

Governmental fund financial statements are reported using *current financial resources* measurement focus and are accounted for using the *modified accrual* basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available. “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days after year end. The revenues susceptible to accrual are property taxes, franchise fees, utility equivalents, licenses, charges for service, interest income, grants, and intergovernmental revenues. Sales taxes collected and held by the state at year end on behalf of the government are also recognized as revenues. All other governmental fund revenues are recognized when received. Expenditures are recorded when the related fund liability incurred, as under accrual accounting.

Similar to the way its revenues are recorded, governmental funds only record those expenditures that affect current financial resources. Principal and interest on general long-term debt are recorded as fund liabilities only when due, or when amounts have been accumulated in the debt service fund for payments to be made early in the following year. Vested compensated absences are recorded as expenditures only to the extent that they are normally expected to be liquidated with expendable financial resources. In the government-wide financial statements, however, with a full accrual basis of accounting, all expenditures affecting the economic resource status of the governments must be recognized. Thus, the expense and related accrued liability for long term and current portions of debt and compensated absences must be included.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements’ governmental column, reconciliation is necessary to explain the adjustments needed to transform the fund based financial statements into the governmental column of the government-wide presentation. This reconciliation is part of the financial statements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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 principle ongoing operations. The principle operating revenues of the Airport Authority; are lease and rental income, Industrial Park lot sales, and some miscellaneous income. Operating expenses for the Airport Authority include salaries and related expenses, depreciation, repairs and maintenance, the cost of sales for Industrial park lots, and a ground lease. The Public Education Building Authority revenues consist of rental income. All revenues and expenses not meeting this definition, most notably grants, interest expense and interest income, are reported as non-operating revenues and expenses.

1. E. ASSETS, LIABILITES, AND FUND BALANCE

Cash and Investments

For the purpose of the Statement of Net Position, “cash, including time deposits” includes all demand deposits, savings accounts, certificates of deposit, and short-term investments with original or remaining maturities of three months or less when purchased. For purpose of the proprietary fund statement of cash flows, “cash and cash equivalents” include all demand and savings accounts, certificates of deposit, and short-term investments with an original maturity of three months or less. Certificates of deposits are not considered investments. Certificates of deposits are stated at cost plus accrued interest which approximates fair value. The total balance of certificates of deposit at December 31, 2024, is \$40,897,033. This balance includes multiple certificates of deposits held at various financial institutions.

Reserve cash and equivalents

General Fund cash and certificates of deposit totaling \$43,643,304 were designated as reserve by the City Council. The CDs and money market funds are to be used to fund a reserve for emergencies.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. E. ASSETS, LIABILITIES, AND FUND BALANCE (CONTINUED)

Restricted Assets

Assets whose use is restricted for construction, debt service or by other agreement are segregated on the fund level Balance Sheets, on Government – wide Statement of Net Position and the Business Activity Statement of Net Position.

Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as “interfund receivables and payable.” Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”.

Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Major receivable balances for the governmental activities include property taxes, local taxes, franchise taxes, and grants. There are no noted receivables in the proprietary funds in the current year.

In the fund financial statements, material receivables in governmental funds include revenue accruals such as sales tax, franchise tax, and grants and other similar intergovernmental revenues that are usually both measurable and available. Nonexchange transactions collectible but not available are not deferred in the fund financial statements in accordance with modified accrual but are deferred in the government-wide statements in accordance with accrual basis. The interest earnings are recorded when earned, only if paid within 60 days since they would be considered both measurable and available.

Inventories and Prepaid Items

The cost is recorded as an expenditure at the time the individual items are used (consumption method). Reported inventories are equally offset by a fund balance reserve, which indicates that they do not constitute “available spendable resources” even though they are a component of net current assets.

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.

Capital Assets

The accounting treatment of property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Government-wide Statement

In the government-wide financial statements, capital assets that exceed the City’s capitalization threshold by asset type are accounted for as capital assets. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, works of art, and similar items, which are recorded at acquisition value.

Capitalization thresholds of the City are: Land \$5,000, Buildings/Improvements \$100,000, Emergency/Fire/Police Vehicles & Equipment \$15,000, Other Vehicles & Equipment \$10,000, Parks & Recreational Facilities \$50,000, Office Equipment \$5,000.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1.E. ASSETS, LIABILITIES, AND FUND BALANCE (CONTINUED)

Capital Assets (continued)

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of assets is as follows:

Infrastructure	30-40 years
Buildings	25-40 years
Building improvements	20-30 years
Machinery and equipment	5-15 years
Furniture and fixtures	3-15 years

Fund Financial Statements:

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in the proprietary fund operations are accounted for the same as in the government-wide statements.

Long-Term Debt

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums or discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are treated as period costs in the year of issue and are reported as expenditures.

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 and premiums are reported as other financing sources while discounts on debt issuances are reported as other financing uses. The payment of principal and interest is reported as expenditures. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. Accounting for the proprietary fund is the same in the fund financial statements as it is in the government-wide statements.

Leases

In the 2022 fiscal year, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 87, Leases, GASB Statement No. 87 enhances the relevance and consistency of information of the government's leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessor is required to recognize a lease receivable and a deferred inflow of resources.

Compensated Absences

City employees earn vacation from twelve to twenty days per year depending upon past years of service. An employee can accumulate vacation days up to a maximum of 15 to 25 days based on their employment tenure. The City's policies regarding vacation permit employees to accumulate earned but unused vacation leave and carry over up to a maximum 200 hours based on years of service. Vacation time above the allowed carryover will lapse as of December 31st, unless extended by the Mayor to March 31st of the subsequent year. Employees may also accumulate up to 120 hours of comp time and can elect for the unused portion that will lapse within one year of the date it was earned, to be paid out.

Compensated absences include the early retirement service credit liability which allows an employee to accumulate and use up to 960 hours of sick leave toward an early retirement service credit once the employee reaches retirement eligibility. An employee is eligible when they reach 10 years of service and attains age 60, or 25 years of service with no age requirement. Refer to Note 20 for more information on the early retirement sick leave benefit.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. E. ASSETS, LIABILITIES, AND FUND BALANCE (CONTINUED)

Compensated Absences (continued)

During the 2023 fiscal year, the City implemented a Sick Leave Bank to provide a mechanism to assist employees with special needs once regular paid leave is exhausted. Employees can voluntarily become a member of the Bank. Once membership is established, employees who are working full-time or part-time 20 or more hours a week (other than firefighters) must contribute 8 hours of accrued sick leave initially and contribute an additional 8 hours of sick leave each subsequent year in January. For firefighters, their requirement is to contribute 10.6 hours initially and annually. Only members of the Bank are eligible to make requests for leave from the Bank. A request for leave must be for an accident or illness that requires an employee to be absent from work for more than 10 consecutive days. The Sick Leave Bank Board has discretion based on predetermined guidelines to approve or deny requests.

All vested compensated absences are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The total compensated absences liability for the governmental activities is \$2,617,896. \$157,074 is deemed the current portion on the government-wide full accrual basis.

Fund Balance Classifications

Government-Wide Level Financial Statements

Fund balance is classified as net position and displayed in three components:

- a. Net Invested in capital assets—Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position—Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position—All other net position that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

Fund Level Financial Statements

In accordance with Government Accounting Standards Board 54, Fund Balance Reporting and Governmental Fund Type Definitions, the Bureau classifies governmental fund balances as follows:

- Non-spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.
- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors, or amounts constrained due to constitutional provisions or enabling legislation.
- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority and does not lapse at year-end.
- Assigned – includes fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The policy established by the City pursuant to which the authorization to assign fund balance to a specific purpose is given is for the Finance Committee to approve, followed by Council action to accept and the Mayor’s signature to authorize.
- Unassigned – includes positive fund balance within the General Fund which has not been classified within the above-mentioned categories and negative fund balances in other governmental funds.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1. E. ASSETS, LIABILITIES, AND FUND BALANCE (CONTINUED)

Fund Balance Classifications (Continued)

The City commits fund balance through council action, the government’s highest level of decision-making authority. Formal Council action in the form of a resolution is required to establish, modify, or rescind a fund balance commitment, as needed.

The City’s General Fund Reserve policy is to establish a cash reserve equal to 75% of General Fund Revenues, excluding any transfers. If the General Fund Reserve falls below the 75% minimum, a plan will be developed and formally adopted by the City Council to replenish the funds to the target level within a three-year period. Of the 75% General Fund Reserve, half will be maintained as an Operating Reserve for day-to-day operations. The other half will be maintained as a Stabilization Fund which will enable the City to continue operations in the event of an emergency or disaster until other funds may be received. The City will finance all current on-going expenditures with current recurring revenues. If total General Fund Revenues are greater than 85% of General Fund Reserve at the end of the Fiscal Year, the excess amount may be transferred into a capital fund for future capital expenditures.

The City does not have an established policy regarding use of unrestricted fund balance, when both restricted and unrestricted fund balances are available. However, the City does consider committed amounts would be reduced first, followed by any assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the City’s unrestricted fund balance classifications are used. Fund balance committed for emergencies is only to be used in the event of a named tropical storm event.

Use of Estimates

In preparing the City of Gulf Shores’ financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Change in Accounting Principle

In 2024, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. The purpose of GASB Statement No. 101 is to enhance the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. Of the types of compensated absences offered to employees, the new standard affected the calculation of sick leave liability, specifically. The City included in the calculation of the liability estimates based on actuarial reports from previous periods. Since this calculation is based on previous periods, the beginning net position at December 31, 2024 is not restated.

1. F. REVENUES, EXPENDITURES, AND EXPENSES

Property Tax

All ad valorem taxes levied by the state, county and any municipality in Baldwin County are assessed by the Tax Assessor and collected by the Tax Collector of Baldwin County. The Baldwin County property tax calendar requires the Tax Assessor to assess and attach taxes as enforceable liens on property as of September 30, and taxes are due October 1 through December 31 of the subsequent year. Property taxes that have not been paid by January 1 are considered delinquent. In the fund financial statements, property taxes are recorded as revenue in the period levied to the extent, they are collected within 60 days of year-end. Due to the immaterial amount of any additional property taxes receivable after the 60-day period, no additional accrual is made in the government-wide financial statements. All amounts paid to the City within the bill paying period are included in revenues. The Council has the authority to increase property taxes at its discretion, within certain statutory limits.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

1.F. REVENUES, EXPENDITURES, AND EXPENSES (CONTINUED)

Sales, Use, and Lodging Taxes

The City, through its revenue department, collects sales, use and lodging taxes monthly. Under this arrangement, revenues from sales, use and lodging taxes are recognized when they become susceptible to accrual.

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Operating Revenues and Expenses

Operating revenues and expenses for proprietary funds include all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities.

Expenditures/Expenses

In the government-wide financial statements, expenses are classified by function for both governmental and business-type activities. In the fund financial statements, expenditures are classified as follows:

Governmental Funds - By Character:	Current (further classified by function)
	Debt Service
	Capital Outlay

Proprietary Funds - By Operating and Nonoperating

In the fund financial statements, governmental funds report expenditures of financial resources. Proprietary funds report expenses relating to use of economic resources.

BUDGETARY INFORMATION

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. On or before November 1, Department heads update in the City's software system proposed operational budgets along with requested capital purchases for the fiscal year commencing the following January 1 for review by the City Administrator and Finance and Administration Director.
2. The City Administrator and Finance and Administration Director make appropriate revisions and prepare the General Fund Operating Budget, Debt Service and Appropriations Budgets, which include proposed expenditures and the means of financing them.
3. Prior to January 1, the budget is legally enacted through passage of a resolution by the City Council.
4. The City Administrator and Finance and Administration Director are authorized to transfer budgeted amounts within operating departments within any fund; however, any revisions that alter the total expenditures of a fund must be formally approved by the Mayor and City Council.
5. Formal budgetary integration is employed as a management control device during the year for all governmental funds. Budgets for the City of Gulf Shores are adopted on a basis consistent with generally accepted accounting principles.
6. Each department of the City of Gulf Shores is funded through allocations provided by the adopted General Fund Budget. Total appropriations may not exceed current year's cash surplus and projected revenues. The budget for the current year can be amended, provided adequate funds are available at the time of the amendment, as needed throughout the year by the City Council.
7. All unused appropriations automatically lapse at year-end.
8. The budget amounts shown in the financial statements are the final authorized amounts as revised during the year.

Annual budget was not legally adopted for the Library Board special revenue fund.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3 – CASH AND INVESTMENTS

The City pools cash resources of its various funds to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements. Cash in excess of current requirements is invested in various interest-bearing securities and disclosed as part of the City’s investments and in securities sold under agreement to repurchase (repurchase agreements) which are collateralized by government securities, therefore, bearing minimal risk (although still subject to credit risk, concentration risk, and custodial credit risk). These securities have original maturity dates not exceeding three months, usually maturing within one business day. Such investments are stated at cost, which approximates fair value.

The City’s deposits at year end were held by financial institutions that participate in the State of Alabama’s Security of Alabama Funds Enhancement (SAFE) Program. The SAFE Program was established by the Alabama Legislature and is governed by the provisions contained in the *Code of Alabama 1975*, Sections 41-14A-1 through 41-14A-14. Under the SAFE Program all public funds are protected through a collateral pool administered by the Alabama State Treasurer’s Office. Under this program, financial institutions holding deposits of public funds must pledge securities as collateral against those deposits. In the event of failure of a financial institution, securities pledged by that financial institution would be liquidated by the State Treasurer to replace the public deposits not covered by the Federal Depository Insurance Corporation (FDIC). If the securities pledged failed to produce adequate funds, every institution participating in the pool would share the liability for the remaining balance.

At December 31, 2024, the carrying amount of the City’s total deposits was \$180,238,586. Amounts in excess of FDIC coverage of \$250,000 of each financial institution are further secured by a pledge of securities from various institutions to the Alabama State Treasurer’s Office in accordance with the Security for Alabama Funds Enhancement (SAFE) Act.

Restricted cash reported in the Special Revenue Funds represents proceeds from the collection of Fire Fighter Ad Valorem Taxes, which are designated for Fire Department capital purchases in accordance with State Law; State Excise Gas Taxes, which are designated for improvement, maintenance or lighting of streets and/or roads in accordance with State Law; Corrections Funds, which are designated for operation and maintenance of the municipal jail; Law Enforcement Funds, which may be used to enhance future investigations, law enforcement training, equipment, detention facilities and drug education and awareness programs; Parking Ordinance Funds, which are restricted to upgrading, improving, or increasing public parking areas; Library Advisory Funds, which are restricted to upgrading or improving public library resources.

For the purpose of the statement of cash flows in the proprietary funds, the City considers all highly liquid investments with a maturity of three months or less at the time of purchase to be cash equivalents.

NOTE 4 – RECEIVABLES

Receivables as December 31, 2024, for the City’s individual major, and total non-major governmental funds in the aggregate, net of applicable allowances for uncollectible accounts, are as follows:

	Receivables at year end					
	General	Capital	Nontaxable	Taxable	Nonmajor	Total
	Fund	Improvement Fund	Warrant Fund	Warrant Fund	Governmental Funds	
Taxes	\$ 6,260,971	\$ -	\$ -	\$ -	\$ -	\$ 6,260,971
Accounts receivable	181,311	11,913	-	-	-	193,224
Due from other governments	9,427	-	41,690	9,073,634	5,121,660	14,246,411
Total Receivables	<u>\$ 6,451,709</u>	<u>\$ 11,913</u>	<u>\$ 41,690</u>	<u>\$ 9,073,634</u>	<u>\$ 5,121,660</u>	<u>\$ 20,700,606</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Interfund receivable and payable balances at December 31, 2024, consisted of the following:

Due To (Interfund Receivable)	Due From (Interfund Payable)		
	General Fund	Other Governmental Funds	
		Total	General Fund
General Fund	\$ -	\$ 14,547	\$ 14,547
Capital Improvements Fund	5,597	-	5,597
Other Governmental Funds	1,689,415	-	1,689,415
Total	\$ 1,695,012	\$ 14,547	\$ 1,709,559

Interfund transfers for the year ended December 31, 2024, consisted of the following:

Transfers In (Other Financing Source)	Transfers out (Other Financing Use)				
	General	Capital Improvements Fund	Nontaxable Warrant Fund	Nonmajor Governmental Funds	Total
		Fund	Fund	Funds	
General Fund	\$ -	\$ -	\$ 4,300,000	\$ 805,000	\$ 5,105,000
Debt Service Fund	27,996,864	47,253	-	23,078	28,067,195
Taxable Warrant Fund	-	-	-	1,081,610	1,081,610
Other Governmental Funds	240,635	-	-	4,040,827	4,281,462
Total Transfers	\$ 28,237,499	\$ 47,253	\$ 4,300,000	\$ 5,950,515	\$ 38,535,267

Transfers from the General Fund of \$27,996,864 to the Debt Service Fund were to cover the annual debt service payments. Transfers totaled \$240,635 from the General Fund to Nonmajor Governmental Funds. The General Fund transferred \$210,000 to the Beach Restoration Fund for beach services including payroll. Transfers totaled \$805,000 from Nonmajor Governmental Funds to the General Fund. Special Funds transferred \$805,000 to the General Fund for expenditures incurred in the General Fund that met the criteria for expenditure of special revenues. Nontaxable Warrant Fund transferred \$4,300,000 to the General Fund to repay the General Obligation Warrant Series 2020-D.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 – CAPITAL ASSETS

Capital asset activity for governmental activities for the year ended December 31, 2024, was as follows:

<u>Description</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance</u>
Governmental Activities					
Capital assets not being depreciated					
Land	\$ 55,140,206	\$ 5,984,974	\$ -	\$ -	\$ 61,125,180
Construction in Progress	57,316,353	76,732,507	(61,592)	(6,677,667)	127,309,601
Total capital assets not being depreciated	<u>112,456,559</u>	<u>82,717,481</u>	<u>(61,592)</u>	<u>(6,677,667)</u>	<u>188,434,781</u>
Other capital assets					
Buildings, parks facilities, & improvements	53,579,702	1,198,347	-	-	54,778,049
Motor vehicles and equipment	21,791,302	5,072,317	(1,589,730)	-	25,273,889
Infrastructure	41,486,880	5,479,319	-	-	46,966,199
Total other capital assets at historical cost	<u>116,857,884</u>	<u>11,749,983</u>	<u>(1,589,730)</u>	<u>-</u>	<u>127,018,137</u>
Less accumulated depreciation for:					
Buildings and improvements	24,416,624	1,422,560	-	-	25,839,184
Motor vehicles and equipment	14,281,095	2,510,890	(1,526,110)	-	15,265,875
Infrastructure	8,616,251	1,159,252	-	-	9,775,503
Total accumulated depreciation	<u>47,313,970</u>	<u>5,092,702</u>	<u>(1,526,110)</u>	<u>-</u>	<u>50,880,562</u>
Governmental activities other capital assets, net	<u>\$ 182,000,473</u>	<u>\$ 89,374,762</u>	<u>\$ (125,212)</u>	<u>\$ (6,677,667)</u>	<u>\$264,572,356</u>

Depreciation expense was charged to governmental functions as follows:

Executive Offices	\$ 639,230
Police	489,402
Fire	1,021,258
Public Works	1,831,547
Community and Economic Affairs	1,111,266
Total depreciation for governmental activities	<u>\$ 5,092,702</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 – CAPITAL ASSETS (CONTINUED)

Capital asset activity for business-type activities for the year ended December 31, 2024, was as follows:

Public Education Building Authority Enterprise Fund

<u>Description</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets not being depreciated					
Land	\$ 3,792,843	\$ -	\$ -	\$ -	\$ 3,792,843
Other Capital Assets					
Land improvements	203,087	-	-	-	203,087
Buildings	9,346,798	-	-	-	9,346,798
Equipment	261,893	-	-	-	261,893
Total other capital assets at historical cost	<u>9,811,778</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,811,778</u>
Less accumulated depreciation for:					
Land improvements	203,087	-	-	-	203,087
Buildings	1,597,480	229,095	-	-	1,826,575
Equipment	261,893	-	-	-	261,893
Total accumulated depreciation	<u>2,062,460</u>	<u>229,095</u>	<u>-</u>	<u>-</u>	<u>2,291,555</u>
Other Capital Assets, net	<u>7,749,318</u>	<u>(229,095)</u>	<u>-</u>	<u>-</u>	<u>7,520,223</u>
Business-type activities capital assets, net	<u>\$ 11,542,161</u>	<u>\$ (229,095)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,313,066</u>

Public Parks and Recreation Board Enterprise Fund

<u>Description</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets not being depreciated					
Construction in progress	\$ 569,627	\$ 5,193,117	\$ -	\$ -	\$ 5,762,744

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 – CAPITAL ASSETS (CONTINUED)

Component Units

Capital asset activity for the discretely presented component unit, the Airport Authority for the year ended September 30, 2024, is as follows:

<u>Description</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital Assets not being depreciated					
Land	\$ 6,440,329	\$ -	\$ -	\$ -	\$ 6,440,329
Construction in progress	<u>1,908,298</u>	<u>1,783,536</u>	<u>-</u>	<u>(1,794,696)</u>	<u>1,897,138</u>
Total capital Assets not being depreciated	<u>8,348,627</u>	<u>1,783,536</u>	<u>-</u>	<u>(1,794,696)</u>	<u>8,337,467</u>
Other Capital Assets					
Runways, taxiways, and improvements	25,280,376	1,785,755	-	-	27,066,131
Buildings and improvements	1,720,055	-	-	-	1,720,055
Control Tower	6,794,338	-	-	-	6,794,338
Hanger	963,197	-	-	-	963,197
Furniture and equipment	<u>159,550</u>	<u>30,251</u>	<u>(13,967)</u>	<u>-</u>	<u>175,834</u>
Total other capital assets at historical cost	<u>34,917,516</u>	<u>1,816,006</u>	<u>(13,967)</u>	<u>-</u>	<u>36,719,555</u>
Less accumulated depreciation for:					
Runways, taxiways, and improvements	19,383,606	730,087	-	-	20,113,693
Buildings and improvements	1,011,642	36,024	-	-	1,047,666
Control Tower	287,263	172,358	-	-	459,621
Hanger	366,528	24,434	-	-	390,962
Furniture and equipment	<u>159,511</u>	<u>1,007</u>	<u>(13,967)</u>	<u>-</u>	<u>146,551</u>
Total accumulated depreciation	<u>21,208,550</u>	<u>963,910</u>	<u>(13,967)</u>	<u>-</u>	<u>22,158,493</u>
Other Capital Assets, net	<u>13,708,966</u>	<u>852,096</u>	<u>-</u>	<u>-</u>	<u>14,561,062</u>
Business-type activities capital assets, net	<u>\$ 22,057,593</u>	<u>\$ 2,635,632</u>	<u>\$ -</u>	<u>\$ (1,794,696)</u>	<u>\$ 22,898,529</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 – CAPITAL ASSETS (CONTINUED)

Component Units (Continued)

Capital asset activity for the discretely presented component unit, the School Board for the year ended September 30, 2024, is as follows:

<u>Description</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital Assets not being depreciated					
Land	\$ 5,685,474	\$ -	\$ -	\$ -	\$ 5,685,474
Construction in progress	-	320,000	-	-	320,000
Total capital Assets not being depreciated	<u>5,685,474</u>	<u>320,000</u>	<u>-</u>	<u>-</u>	<u>6,005,474</u>
Other Capital Assets					
Land Improvements	1,068,922	-	-	-	1,068,922
Building	31,280,235	-	-	-	31,280,235
Building Improvement	19,041,098	-	-	-	19,041,098
Equipment	1,243,506	133,589	-	-	1,377,095
Vehicles	1,096,967	709,273	-	-	1,806,240
Leased Right-of-Use Asset - MacBook Air	866,655	-	-	-	866,655
Total other capital assets at historical cost	<u>54,597,383</u>	<u>842,862</u>	<u>-</u>	<u>-</u>	<u>55,440,245</u>
Less accumulated depreciation for:					
Land Improvements	88,984	21,379	-	-	110,363
Building	3,026,576	1,696,695	-	-	4,723,271
Building Improvement	844,656	176,205	-	-	1,020,861
Equipment	320,574	129,505	-	-	450,079
Vehicles	366,533	174,295	-	-	540,828
Leased Right-of-Use Asset - MacBook Air	288,885	288,885	-	-	577,770
Total accumulated depreciation/amortization	<u>4,936,208</u>	<u>2,486,964</u>	<u>-</u>	<u>-</u>	<u>7,423,172</u>
Other Capital Assets, net	<u>49,661,175</u>	<u>1,644,102</u>	<u>-</u>	<u>-</u>	<u>48,017,073</u>
Governmental activities capital assets, net	<u>\$ 55,346,649</u>	<u>\$ 1,964,102</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,022,547</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 – LONG-TERM DEBT

The following is a summary of changes in long-term liabilities for governmental and business-type activities for the year ended December 31, 2024:

<u>Governmental Activities:</u>	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
General obligation warrants, loan and lease payable	\$ 224,753,341	\$ 53,252,778	\$(21,801,986)	\$ 256,204,133	\$ 23,983,783
Plus bond premiums/discounts	<u>2,802,420</u>	<u>-</u>	<u>(239,898)</u>	<u>2,562,522</u>	<u>-</u>
Total warrants, loans, and lease payable	<u>227,555,761</u>	<u>53,252,778</u>	<u>(22,041,884)</u>	<u>258,766,655</u>	<u>23,983,783</u>
Other liabilities:					
Compensated Absences	2,180,763	437,133 *	-	2,617,896	157,074
Net pension liability	<u>13,191,643</u>	<u>110,230</u>	<u>-</u>	<u>13,301,873</u>	<u>-</u>
Total other liabilities	<u>15,372,406</u>	<u>547,363</u>	<u>-</u>	<u>15,919,769</u>	<u>157,074</u>
Governmental activities long term liabilities	<u>\$ 242,928,167</u>	<u>\$ 53,800,141</u>	<u>\$ (22,041,884)</u>	<u>\$ 274,686,424</u>	<u>\$ 24,140,857</u>

* The addition to compensated absences is presented as the net of current year increase and decreases.

The General Fund has been used in prior years to liquidate the liability for compensated absences and pension liabilities.

<u>Business-Type Activities:</u>	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Revenue bonds	\$ 17,130,000	\$ -	\$ (210,000)	\$ 16,920,000	\$ 220,000
Plus bond premiums/discounts	<u>533,065</u>	<u>-</u>	<u>(23,864)</u>	<u>509,201</u>	<u>-</u>
Business-type activities long term liabilities	<u>\$ 17,663,065</u>	<u>\$ -</u>	<u>\$ (233,864)</u>	<u>\$ 17,429,201</u>	<u>\$ 220,000</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 – LONG-TERM DEBT (CONTINUED)

As of December 31, 2024, the governmental long-term debt consisted of the following:

General Obligation Warrants:

<p>\$8,830,000, Series 2015 General Obligation Warrants, dated March 1, 2015 due in annual principal installments of \$135,000 increasing to \$2,580,000 beginning on December 15, 2015, with a final payment due December 15, 2028. Interest varying from 2.00% to 4.00% per annum payable June 15 and December 15, first payment due December 15, 2015 and last December 15, 2028. Warrant issued to refund construction-related debt and for the construction of certain capital improvements.</p>	\$ 7,695,000
<p>\$7,500,000, Series 2017-A General Obligation Warrants, dated December 22, 2017, due in biannual installments of interest accrued on the outstanding principal balance. Interest of 2.76% per annum payable on the 15th of June and December beginning in June 2018, with final payment due December 15, 2027. Warrant issued to refund construction related debt and for the construction of certain capital improvements.</p>	2,468,010
<p>\$21,820,000, Series 2018-A General Obligation Warrants, dated April 26, 2018 due in annual principal installments of \$665,000 increasing to \$1,665,000 beginning on December 15, 2019, with a final payment due December 15, 2038. Interest varying from 3% to 5% per annum payable June 15 and December 15, first payment due December 15, 2018 and last December 15, 2038. Warrant issued to refund construction-related debt and for the construction of certain capital improvements.</p>	17,330,000
<p>\$15,260,000, Series 2018-B General Obligation Warrants, dated April 26, 2018 due in biannual installments of interest accrued on the outstanding principal balance. Interest varies from 3% to 3.65% per annum payable on the 15th of June and December beginning on December 15, 2018, with a final payment due December 15, 2033. Warrant issued to refund construction related debt and for the construction of certain capital improvements.</p>	10,000,000
<p>\$9,000,000, Series 2020-A General Obligation Warrants, dated April 10, 2020 due in biannual installments of interest accrued on the outstanding principal balance. Interest is a fixed 1.57% per annum payable on the 15th of June and December beginning on June 15, 2020, final payment due December 15, 2025. Warrant issued to refund construction-related debt.</p>	2,315,000
<p>\$17,000,000, Series 2020-B General Obligation School Warrants, dated April 10, 2020 due in biannual installments of interest accrued on the outstanding principal balance. Interest is a fixed 2.21% per annum payable on the 15th of June and December beginning on June 15, 2020, final payment due December 15, 2040. Warrant issued to refund school construction-related debt and for the construction of certain school related capital improvements.</p>	14,167,000
<p>\$10,000,000, Series 2020-C General Obligation Warrants, dated April 10, 2020 due in biannual installments of interest accrued on the outstanding principal balance. Interest is a fixed 2.79% per annum payable on the 15th of June and December beginning on June 15, 2020, with final payment due December 15, 2040. Warrant issued to refund construction related debt and for the construction of certain capital improvements.</p>	8,414,000
<p>\$13,500,000, Series 2020-E General Obligation Warrants, dated November 13, 2020, due in quarterly installments of interest only accrued on the outstanding principal balance. Interest is a fixed 1.98% per annum payable on the 15th of March, June, September and December beginning on March 15, 2021. The outstanding principal balance is due on June 15, 2026. Warrant issued for expenses related to Hurricane Sally and other Council-approved expenditures.</p>	9,100,000
<p>\$150,000,000, Series 2022-A General Obligation School Warrants, dated March 15, 2022 due in annual principal installments of \$5,970,000 increasing to \$9,260,000 beginning March 15, 2023, with a final payment due March 15, 2042. Interest is a fixed 2.34% per annum payable on the 15th of March and September beginning on September 15, 2022, until maturity. Warrant issued for the construction of a new high school.</p>	137,925,000

(Continued on Next Page)

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 – LONG-TERM DEBT (CONTINUED)

General Obligation Warrants (Continued):

<p>\$47,000,000, Series 2022-B General Obligation Warrants, dated March 15, 2022, due in biannual installments of interest only accrued on the outstanding principal balance from March 15, 2022 through October 15, 2024. Beginning on March 15, 2025, semi-annual payment of principal and interest are payable on the 15th of March and September. due March 15 and September 15. Interest is a fixed 2.40% per annum. The remaining principal balance is due on March 15, 2042. Warrant issued for the construction of various public improvement and transportation projects.</p>	46,539,500
<p>\$313,278 purchase of police tasers payable in annual installments of \$62,656 beginning February 1, 2024.</p>	250,623
<p>Total Unamortized General Obligation Warrant Issue Premiums</p>	<u>2,562,522</u>
<p>Total Long-Term Debt</p>	<u><u>\$ 258,766,655</u></u>

As of December 31, 2024, the business-type long term debt consisted of the following:

Revenue Bonds (Proprietary Fund):

<p>\$10,050,000, Series 2017 Lease Revenue Bonds, dated August 2, 2017 due in variable annual principal installments with a final payment due July 1, 2047. Interest varying from 2.00% to 5% per annum payable every July 1, first payment due July 1, 2018 and last July 1, 2047. Warrant issued for construction of building and improvements.</p>	\$ 8,655,000
<p>\$8,265,000, Series 2017 Taxable Revenue Bonds, dated December 14, 2023 due in variable annual principal installments with a final payment due November 1, 2053. Interest varying from 5.125% to 6.375% per annum payable every November 1, first payment due May 1, 2024 and last November 1, 2053. Warrant issued for construction of multisport facility.</p>	\$ 8,265,000
<p>Total Unamortized Revenue Bond Premiums and Discounts</p>	<u>509,201</u>
<p>Total Long-Term Debt</p>	<u><u>\$ 17,429,201</u></u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 – LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity, including principal and interest, for the governmental activities and business-type activities long-term debt as of December 31, 2024, are as follows:

Year Ending December 31,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2025	\$ 23,983,783	\$ 6,379,876	\$ 220,000	\$ 894,794
2026	15,006,590	6,019,602	350,000	885,994
2027	15,446,971	5,702,037	365,000	870,588
2028	15,026,308	5,258,761	390,000	852,013
2029	12,710,538	4,824,940	405,000	832,163
2030-2034	67,569,486	18,791,920	2,360,000	3,825,019
2035-2039	69,736,997	9,596,232	3,025,000	3,164,288
2040-2044	36,723,460	1,607,756	3,900,000	2,285,956
2045-2049	-	-	3,745,000	1,228,688
2050-2053	-	-	2,160,000	354,769
Total	<u>\$ 256,204,133</u>	<u>\$ 58,181,124</u>	<u>\$ 16,920,000</u>	<u>\$ 15,194,269</u>

In April 2020, the City approved the issuance of General Obligation School Warrant Series 2020-B for \$17,000,000. The proceeds from this issuance were used to refund Series 2019-C School Warrant and for the construction and general improvements for the Gulf Shores City Schools Board of Education, a component unit of the City. All underlying assets are property of the School Board. It is the City’s intention for the School Board to eventually pay back or assume this issuance and as such, the School Board has included the borrowing in long-term debt as Due to the City of Gulf Shores. The City reports the amount as Due from Component Unit in the Capital Improvement Fund.

In October 2020, the City approved the issuance of the General Obligation Warrant Series 2020-D for \$9,800,000. The Series 2020-D is structured similar to a line of credit whereby the City advances funds as needed. For the year ending December 31, 2024, the City advanced and repaid funds in the amount of \$3,300,000 and \$4,300,000, respectively. As of December 31, 2024, the Series 2020-D had a zero balance.

In November 2020, the City approved the issuance of the General Obligation Warrant Series 2020-E for \$13,500,000. The Series 2020-E is structured similar to a line of credit whereby the City advances funds as needed. For the year ending December 31, 2024, the City advanced and repaid funds in the amount of \$7,600,000 and \$5,000,000, respectively. As of December 31, 2024, the Series 2020-E has an outstanding balance of \$9,100,000.

As noted in the table on page 58, in March 2022, the City approved the issuance of the General Obligation Warrant Series 2022-B for \$47,000,000. Series 2022-B was structured similar to a line of credit whereby the City advances funds as needed, but on October 14, 2024, the General Obligation Warrant Series 2022-B was refinanced to a term loan; details of the term loan are reference in the listing of General Obligation Warrant in Note 7. For the year ending December 31, 2024, the City advanced funds in the amount of \$42,039,500. As of December 31, 2024, the Series 2022-B has an outstanding balance of \$46,539,500.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 7 – LONG-TERM DEBT (CONTINUED)

Component Unit

The following is a summary of changes in long-term liabilities for the School Board for the year ended September 30, 2024:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within one Year
Warrants, Capital Lease and Note Payable:					
BCBE- PSCA Series 2009D	\$ 22,722	\$ -	\$ (7,574)	\$ 15,148	\$ 7,573 *
BCBE PSCA Series 2011A	60,497	-	(20,166)	40,331	20,166 *
BCBE- 2017 Warrant	5,716,726	-	(284,986)	5,431,740	299,858 *
Bus Loan	101,700	-	(15,592)	86,108	16,158
Energy Savings Project Loan	5,540,910	-	(347,301)	5,193,609	354,295
Total Warrants, Capital Lease and Note Payable	<u>11,442,555</u>	<u>-</u>	<u>(675,619)</u>	<u>10,766,936</u>	<u>698,050</u>
Other Liabilities:					
Long term line of credit - City of Gulf Shores	14,898,790	-	(2,170,734)	12,728,056	779,560
Capital Lease	577,770	-	(288,885)	288,885	288,885
Compensated absences	438,368	39,942	-	478,310	47,804
Net Pension Liability	30,017,000	3,668,000	-	33,685,000	-
Net OPEB Liability	3,338,796	149,683	-	3,488,479	-
Total Other Liabilities	<u>49,270,724</u>	<u>3,857,625</u>	<u>(2,459,619)</u>	<u>50,668,730</u>	<u>1,116,249</u>
Governmental activities long-term liabilities	<u>\$ 60,713,279</u>	<u>\$ 3,857,625</u>	<u>\$ (3,135,238)</u>	<u>\$ 61,435,666</u>	<u>\$ 1,814,299</u>

* Baldwin County Board of Education will pay debt service until June 1, 2024.

Component Unit (Continued)

Annual debt service requirements to maturity, including principal and interest for the School Board for the year ended September 30, 2024:

Year ending September 30,	Principal	Interest	Total
2025	\$ 698,050	\$ 351,783	\$ 1,049,833
2026	721,670	326,916	1,048,586
2027	718,630	301,199	1,019,829
2028	743,199	276,402	1,019,601
2029	768,521	250,609	1,019,130
2030-2034	4,200,582	844,024	5,044,606
2035-2037	2,916,284	184,457	3,100,741
	<u>\$ 10,766,936</u>	<u>\$ 2,535,390</u>	<u>\$ 13,302,326</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8 – DEBT REFUNDINGS

As a result of refunding debts in prior years, the City recorded deferred charges in the Government-wide Statement of Net Position. These charges represent the difference between the reacquisition price and the net carrying amounts of the refunded warrants. These costs are being amortized over the shorter of the life of the refunded or refunding debt. The unamortized portion of these costs as of December 31, 2024, was \$276,215.

NOTE 9 – UNEARNED REVENUE

The City has unearned revenues of \$90,061 in the General Fund from receiving advance funds from Acme Oyster House for the right to use public parking spaces located in the Waterway Village District.

As of December 31, 2024, the City has unearned revenues of \$139,093 reported in the Capital Improvements Fund from sidewalk and paving assessments which have been deferred and will be recognized when the receivables become available.

The City has unearned revenues of \$433,025 in the Taxable Warrant Fund from receiving advance funds from Coastal Resort Properties, LP, for reimbursing the City for 50% of the soft costs of the Waterway East Boulevard construction project.

NOTE 10 – COMMITTED FUND BALANCE

There is \$43,646,139 of committed fund balance in the General Fund on the fund financial statements that is committed for emergencies as designated by the City Council in the current year budget. The City has funded the committed for emergencies amount of \$43,646,139, as reflected in reserved cash and cash equivalents of the General Fund.

NOTE 11 – DEBT LIMIT AND TAXING AUTHORITY

According to the Baldwin County Revenue Commissioner’s Office, the total aggregate assessed valuation of the property in the City as of October 1, 2024, was \$1,388,938,060 resulting in a debt limit of \$277,787,612 excluding debt issued on behalf of local school system. The City Council has the authority to raise sales, use and lodgings taxes at its discretion. The City currently imposes a three-percent sales tax, a ten-percent lodging tax within Corporate Limits of the Municipality, and a five-percent lodgings tax outside the corporate limits.

NOTE 12 – RETIREMENT PLAN

Summary of Significant Accounting Policies

Pensions. The Employees’ Retirement System of Alabama (the Plan or ERS) financial statements are prepared using the economic resources measurement focus and accrual basis of accounting. Contributions are recognized as revenues when earned, pursuant to the plan requirements. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. Expenses are recognized when the corresponding liability is incurred, regardless of when the payment is made. Investments are reported at fair value. Financial statements are prepared in accordance with the requirements of the Governmental Accounting Standards Board (GASB). Under these requirements, the Plan is considered a component unit of the State of Alabama and is included in the State’s Annual Comprehensive Financial Report.

General Information about the Pension Plan

Plan description. The ERS, an agent multiple-employer public employee retirement plan, was established October 1, 1945, pursuant to the *Code of Alabama 1975, Title 36, Chapter 27* (Act 515 of the Legislature of 1945). The purpose of the ERS is to provide retirement allowances and other specified benefits for state employees, State Police, and, on an elective basis, to all cities, counties, towns, and quasi-public organizations. The responsibility for the general administration and operation of the ERS is vested in its Board of Control which consists of 15 trustees. Act 390 of the Legislature of 2021 created two additional representatives to the ERS Board of Control Effective October 1, 2021. The Plan is administered by the Retirement Systems of

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 12 – RETIREMENT PLAN (CONTINUED)

Alabama (RSA). The *Code of Alabama 1975, Title 36, Chapter 27* grants the authority to establish and amend the benefit terms to the ERS Board of Control. The Plan issues a publicly available financial report that can be obtained at www.rsa-al.gov.

The ERS Board of Control consists of 15 trustees as follows:

- 1) The Governor, ex officio.
- 2) The State Treasurer, ex officio.
- 3) The State Personnel Director, ex officio.
- 4) The State Director of Finance, ex officio.
- 5) Three vested members of ERS appointed by the Governor for a term of four years, no two of whom are from the same department of state government nor from any department of which an ex officio trustee is the head.
- 6) Eight members of ERS who are elected by members from the same category of ERS for a term of four years as follows:
 - a. Two retired members with one from the ranks of retired state employees and one from the ranks of retired employees of a city, county, or a public agency each of whom is an active beneficiary of ERS.
 - b. Two vested active state employees.
 - c. One vested active employee of a participating municipality or city in ERS pursuant of the *Code of Alabama 1975, Section 36-27-6*.
 - d. One vested active employee of a participating county in ERS pursuant to the *Code of Alabama 1975, Section 36-27-6*.
 - e. One vested active employee or retiree of a participating employer in ERS pursuant to the *Code of Alabama 1975, Section 36-27-6*.
 - f. One vested active employee of a participating employer other than a municipality, city or county in ERS pursuant to the *Code of Alabama 1975, Section 36-27-6*.

Benefits provided. State law establishes retirement benefits as well as death and disability benefits and any ad hoc increase in postretirement benefits for the ERS. Benefits for ERS members vest after 10 years of creditable service. State employees who retire after age 60 (52 for State Police) with 10 years or more of creditable service or with 25 years of service (regardless of age) are entitled to an annual retirement benefit, payable monthly for life. Local employees who retire after age 60 with 10 years or more of creditable service or with 25 or 30 years of service (regardless of age), depending on the particular entity's election, are entitled to an annual retirement benefit, payable monthly for life. Service and disability retirement benefits are based on a guaranteed minimum or a formula method, with the member receiving payment under the method that yields the highest monthly benefit. Under the formula method, members of the ERS (except State Police) are allowed 2.0125% of their average final compensation (highest 3 of the last 10 years) for each year of service. State Police are allowed 2.875% for each year of State Police service in computing the formula method.

Act 377 of the Legislature of 2012 established a new tier of benefits (Tier 2) for members hired on or after January 1, 2013. Tier 2 ERS members are eligible for retirement after age 62 (56 for State Police) with 10 years or more of creditable service and are entitled to an annual retirement benefit, payable monthly for life. Service and disability retirement benefits are based on a formula method. Under the formula method, Tier 2 members of the ERS (except State Police) are allowed 1.65% of their average final compensation (highest 5 of the last 10 years) for each year of service up to 80% of their average final compensation. State Police are allowed 2.375% for each year of State Police service in computing the formula method.

Members are eligible for disability retirement if they have 10 years of credible service, are currently in-service, and determined by the RSA Medical Board to be permanently incapacitated from further performance of duty. Preretirement death benefits equal to the annual earnable compensation of the member as reported to the Plan for the preceding year ending September 30 are paid to the beneficiary.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 12 – RETIREMENT PLAN (CONTINUED)

Act 132 of the Legislature of 2019 allowed employers who participate in the ERS pursuant to *Code of Alabama 1975, Section 36-27-6* to provide Tier 1 retirement benefits to their Tier 2 members. Tier 2 members of employers adopting Act 2019-132 will contribute 7.5% of earnable compensation for regular employees and 8.5% of firefighters and law enforcement officers. A total of 618 employers adopted Act 2019-132 as of September 30, 2023.

Act 316 of the Legislature of 2019 allows employees at the time of retirement to receive a partial lump sum (PLOP) distribution as a single payment not to exceed the sum of 24 months of the maximum monthly retirement allowance the member could receive. This option may be selected in addition to the election of another retirement allowance option at a reduced amount based upon the amount of partial lump sum distribution selected.

The ERS serves approximately 884 local participating employers and one state employer. The ERS membership includes approximately 113,079 participants. As of September 30, 2023, membership consisted of:

Retired Members Or Their Beneficiaries	
Currently Receiving Benefits	58
Vested Inactive Members	7
Non-vested Inactive Members	68
Active Members	330
Post-DROP Retired Members Still in Active Service	-
Total	463

Contributions: Covered members of the ERS contributed 5% of earnable compensation to the ERS as required by statute until September 30, 2011. From October 1, 2011, to September 30, 2012, covered members of the ERS were required by statute to contribute 7.25% of earnable compensation. Effective October 1, 2012, covered members of the ERS are required by statute to contribute 7.50% of earnable compensation. Certified law enforcement, correctional officers, and firefighters of the ERS contributed 6% of earnable compensation as required by statute until September 30, 2011. From October 1, 2011, to September 30, 2012, certified law enforcement, correctional officers, and firefighters of the ERS were required by statute to contribute 8.25% of earnable compensation. Effective October 1, 2012, certified law enforcement, correctional officers, and firefighters of the ERS are required by statute to contribute 8.50% of earnable compensation. State Police of the ERS contribute 10% of earnable compensation.

Employers participating in the ERS pursuant to *Code of Alabama 1975, Section 36-27-6* were not required by statute to increase covered member contribution rates but were provided the opportunity to do so through Act 2011-676. By adopting Act 2011-676, Tier 1 regular members’ contribution rates increased from 5% of 7.5% of earnable compensation and Tier 1 certified law enforcement, correctional officers’, and firefighters’ member contributions rates increased from 6% to 8.5% of earnable compensation.

Tier 2 covered members of the ERS contribute 6% of earnable compensation to the ERS as required by statute. Tier 2 certified law enforcement, correctional officers, and firefighters of the ERS are required by statute to contribute 7% of earnable compensation. Tier 2 State Police members of the ERS contribute 10% of earnable compensation. These contributions rates are the same for Tier 2 covered members of ERS local participating employers.

The ERS establishes rates based upon an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year with additional amounts to finance any unfunded accrued liability, the preretirement death benefit, and administrative expenses of the Plan. For the year ended September 30, 2024 (or other year-end if not September), the City’s active employee contribution rate was 6.94% of covered employee payroll, and the City’s average contribution rate to fund the normal and accrued liability costs was 5.78% of pensionable payroll.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 12 – RETIREMENT PLAN (CONTINUED)

City’s contractually required contribution rate for the year ended September 30, 2024, was 6.78% of pensionable pay for Tier 1 employees, and 4.80% of pensionable pay for Tier 2 employees. These required contribution rates are based upon the actuarial valuation as of September 30, 2021, a percent of annual pensionable payroll, and actuarially determined as an amount that, when combined with member contributions, is expected to finance the costs of benefits earned by members during the year, with an additional amount to finance any unfunded accrued liability. Total employer contributions to the pension plan from the City were \$1,312,525 for the year ended September 30, 2024.

Net Pension Liability: The City’s net pension liability was measured as of September 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2022, rolled forward to September 30, 2023, using standard roll-forward techniques as shown in the following table:

Schedule of Roll-Forward of the Total Pension Liability (TPL)

	<u>Expected</u>	<u>Actual Before Plan Changes</u>	<u>Actual After Plan Changes</u>
(a) TPL as of September 30, 2022	\$ 50,823,985	\$ 52,397,669	\$ 52,397,669
(b) Discount rate	7.45%	7.45%	7.45%
(c) Entry Age Normal Cost for the period October 1, 2022 - September 30, 2023	2,090,850	2,090,850	2,090,850
(d) Transfers Among Employers:	-	(428,727)	(428,727)
(e) Actual Benefit Payments and Refunds for the period October 1, 2022 - September 30, 2023	<u>(1,718,805)</u>	<u>(1,718,805)</u>	<u>(1,718,805)</u>
(f) TPL as of September 30, 2023 = [(a) x (1+(b))] + (c) + (d) + [(e) x (1 + 0.5*(b))]	<u>\$ 54,918,391</u>	<u>\$ 56,180,587</u>	<u>\$ 56,180,587</u>
(g) Difference between Expected and Actual:		\$ 1,262,196	
(h) Less Liability Transferred for Immediate Recognition:		\$ (428,727)	
(i) Difference between Expected and Actual - Experience (Gain)/Loss		\$ 1,690,923	
(j) Difference between Actual TPL Before and After Plan Changes - Benefit Change (Gain)/Loss			\$ -

Actuarial assumptions: The total pension liability as of September 30, 2023, was determined based on the annual actuarial funding valuation report prepared as of September 30, 2022. The key actuarial assumptions are summarized below.

Inflation	2.50%
Project Salary Increases	3.25% - 6.00% for State and Local Employees and 4.00% - 7.75% for State Police, including inflation
Investment Rate of Return	7.45%, including inflation

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
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NOTE 12 – RETIREMENT PLAN (CONTINUED)

Mortality rates were based on the Pub-2010 Below-Median Tables, projected generationally using the MP-2020 scale, which is adjusted by 66-2/3% beginning with year 2019:

Group	Membership Table	Set Forward (+) / Setback (-)	Adjustment to Rates
Non-FLC Service Retirees	General Healthy Below Median	Male: +2, Female: +2	Male: 90% ages < 65, 96% ages >= 65 Female: 96% all ages
FLC/State Police Service Retirees	Public Safety Healthy Below Median	Male: +1, Female: None	None
Beneficiaries	Contingent Survivor Below Median	Male: +2, Female: +2	None
Non-FLC Disabled Retirees	General Disability	Male: +7, Female: +3	None
FLC/State Police Disabled Retirees	Public Safety Disability	Male: +7, Female: None	None

The actuarial assumptions used in the September 30, 2021, valuation were based on the results of an actuarial experience study for the period October 1, 2015 – September 30, 2020.

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis 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. The target asset allocation and best estimates of geometric real rates of return for each major asset class are as follows:

	Target Allocation	Long-Term Expected Rate of Return*
Fixed Income	15.0%	2.8%
U.S. Large Stocks	32.0%	8.0%
U.S. Mid Stocks	9.0%	10.0%
U.S. Small Stocks	4.0%	11.0%
International Developed Market Stocks	12.0%	9.5%
International Emerging Market Stocks	3.0%	11.0%
Alternatives	10.0%	9.0%
Real Estate	10.0%	6.5%
Cash	5.0%	1.5%
Total	<u>100.00%</u>	

*Includes assumed rate of inflation of 2.00%.

Discount rate: The discount rate used to measure the total pension liability was the long-term rate of return, 7.45%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the employer contributions will be made in accordance with the funding policy adopted by the ERS Board of Control. Based on those assumptions, components of the pension plan’s fiduciary net position were projected to be available to make all projected 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.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 12 – RETIREMENT PLAN (CONTINUED)

Changes in Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a)-(b)
Balances at September 30, 2022	\$ 50,823,985	\$ 37,632,342	\$ 13,191,643
Changes for the year:			
Service cost	2,090,850	-	2,090,850
Interest	3,722,361	-	3,722,361
Changes of benefit terms	45,037	-	45,037
Changes of assumptions	-	-	-
Difference between expected and actual experience	1,690,923	-	1,690,923
Contributions - employer	-	1,054,431	(1,054,431)
Contributions - employee	-	1,431,889	(1,431,889)
Net investment income	-	4,907,584	(4,907,584)
Benefit payments, including refunds of employee contributions	(1,718,805)	(1,718,805)	-
Administrative expense	-	-	-
Transfers Among Employers	(428,727)	(428,727)	-
Net changes	<u>5,356,602</u>	<u>5,246,372</u>	<u>110,230</u>
Balance at September 30, 2023	<u>\$ 56,180,587</u>	<u>\$ 42,878,714</u>	<u>\$ 13,301,873</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following table presents the City’s net pension liability calculated using the discount rate of 7.45%, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.45%) or 1-percentage-point higher (8.45%) than the current rate (dollar amounts in thousands):

	1% Decrease (6.45%)	Current Discount Rate (7.45%)	1% Increase (8.45%)
Plan's Net Pension Liability (Asset)	\$ 21,429,301	\$ 13,301,873	\$ 6,582,126

Pension Plan Fiduciary Net Position: Detailed information about the pension plan’s fiduciary net position is available in the separately issued RSA Annual Comprehensive Financial Report for the fiscal year ended September 30, 2023. The supporting actuarial information is included in the GASB Statement No. 68 Report for the ERS prepared as of September 30, 2023. The auditor’s report on the Schedule of Changes in Fiduciary Net Position by Employer and accompanying notes is also available. The additional financial and actuarial information is available at <http://www.rsa-al.gov/index.php/employers/financial-reports/gasb-68-reports/>.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 12 – RETIREMENT PLAN (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of \$1,929,876. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions of the following sources:

Summary of Deferred Inflows and Outflows of Resources

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 3,720,626	\$ 390,344
Changes of assumptions	1,667,326	-
Net difference between projected and actual earnings on plan investments	1,640,280	-
Employer contributions subsequent to the Measurement Date	1,312,525 *	-
Total	\$ 8,340,757	\$ 390,344

Fiscal year employer contributions subsequent to the measurement date (see amount * above) reported as deferred outflows of resources related to pensions resulting from City’s contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Amounts reported as deferred outflows of resources and deferred inflows of resources to pensions will be recognized in pension expense as follows:

Year Ended December 31	
2025	\$ 1,341,324
2026	1,182,193
2027	2,170,334
2028	419,573
2029	803,243
Thereafter	721,221

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 13 – COMMITMENTS AND CONTINGENCIES

The City is subject to losses from damages to buildings, equipment, and vehicles and injuries incurred to or by their employees on the job. The City has attempted to mitigate their risk of loss by purchasing insurance from several third-party vendors. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

The City purchases Workman’s Compensation Insurance from the Municipal Workers Compensation Fund, Inc. The policy premiums are based on estimated annual payroll. The premiums are adjusted retrospectively based on actual annual payroll.

In August 2024, the Airport Authority and the City entered into an agreement where the City would lend \$3 million to the Airport Authority. The funds are a portion of required funding to construct a new terminal building at a cost of approximately \$7.9 million. The remaining funds of \$5 million will be awarded as a grant from Bipartisan Infrastructure Bill. The loan of \$3 million has an 11 year term with no interest for the first three years. If the loan is not repaid within those first three years, the interest rate will be 6% for the remainder of the term. If the loan is not repaid by year 6, the Airport Authority will be required to pay annual installments of \$712,189 until the end of the term. The annual installments will include interest at a rate of 6%. As of December 31, 2024, the amount to be received from Airport Authority was \$388,448.

Construction Commitments

Construction, engineering, and design contracts for material public works project commitments at December 31, 2024, are as follows:

Contractor/Engineer	Construction/Professional Services Project	Resolution Number	Contract Amount Including Change Orders	Approximate Expenditures Incurred To Date	Approximate Balance of Contract
Volkert & Associates	Professional Services for the Beach Walking District - Phase 2	6618-22	\$ 337,306	\$ 157,458	\$ 179,848
McElhenney Construction	Beach Walking District - Phase II	6723-23	3,862,000	3,721,923	140,077
Adams Stewart Architects, LLC	Professional Services for Oyster Bay Fire Station Renovations	6172-19	32,800	23,400	9,400
Goodwyn Mills Cawood	Professional Services for Laguna Cove Little Lagoon Natural Resource Protection Project	6267-20	130,000	120,209	9,791
Volkert, Inc.	Professional Services for BUILD and RESTORE Transportation Projects	6239-20; 6836-24	8,665,259	6,284,901	2,380,358
Jade Consulting LLC	Professional Services for West 4th Street Bridge (Prelim Design)	6379-21	15,000	11,500	3,500
Jade Consulting LLC	Professional Services for West 4th Street / Windmill Ridge Rd Improvements	6734-23	289,950	202,980	86,970
Jade Consulting LLC	Professional Services for West 4th Street / Windmill Ridge Rd Improvements - Additional Design	6846-24	28,700	20,100	8,600
Police Facility Design Group	Professional Services for Justice Center	6813-24	1,474,580	1,046,416	428,164
Engineering Design Group, LLC	Professional Services for Medical Village Stormwater Detention	6729-23	31,200	18,017	13,183
Barge Design Solutions	Professional Services for Waterway West Preliminary Design	6538-22	22,500	18,000	4,500
Barge Design Solutions	Professional Services for Waterway West Design	6793-24	797,580	620,916	176,664
Engineering Design Group, LLC	Professional Services for Waterway West ROW Acquisition	6800-24	21,600	14,825	6,775

(Continued)

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

Contractor/Engineer	Construction/Professional Services Project	Resolution Number	Contract Amount Including Change Orders	Approximate Expenditures Incurred To Date	Approximate Balance of Contract
(Continued)					
Sawgrass Consulting, LLC	Professional Services for Fire Training Center (CEI)	6764-23	89,770	90,664	(894)
Sawgrass Consulting, LLC	Professional Services for Fire Training Center - Tower 2 Design	6894-24	58,200	4,500	53,700
Asphalt Services, Inc.	Fire Training Center - Civil Package	6749-23	1,864,277	1,551,104	313,173
Asphalt Services, Inc.	Oak Rd E Extension	6721-23	1,200,000	965,198	234,802
Asphalt Services, Inc.	Waterway East Improvements Project	6607-22	19,203,060	12,597,046	6,606,014
Wiregrass Construction Co.	SR 59 Widening & Access Management Improvement Project	6619-22	\$ 10,386,561	\$ 5,997,758	\$ 4,388,803
Green-Simmons Company, Inc.	Gulf Coast Center for Ecotourism & Sustainability	6662-23	11,429,194	8,824,910	2,754,284
McElhenney Construction	Traffic Signal at W 2nd St & Hwy 180	6642-23	538,319	491,017	47,302
Dix.Hite + Partners	Coastal Gateway Community Park & North/South Connector Road	6738-23	1,611,109	1,347,795	263,314
Goodwyn, Mills and Cawood	Architect Services for Highschool Building Package	6583-22	8,057,531	6,609,635	1,447,896
Volkert & Associates	High School Program Management	6584-22	4,875,000	3,988,522	886,478
Rabren General Contractors	High School Construction (General Contractor)	6789-24	137,363,907	41,473,699	95,890,208
Stantec Consulting Services	Little Lagoon Restoration Project - RESTORE	6696-23	424,000	240,399	183,601
Auburn University	Little Lagoon Restoration Project - RESTORE	6675-23	882,584	57,408	825,176
Kadre Engineering	Professional Services for Pedestrian Crossing at Hwy 59 & 12th Ave	6889-24	30,720	10,720	20,000
Gunn & Associates	Professional Services for Sportsplex LED Lighting	6825-24	19,500	-	19,500
Harris Construction Services	Sportsplex LED Lighting Installation	6878-24	279,000	69,750	209,250
Volkert, Inc.	Professional Services for Beach Walking District Phase 3	6913-24	68,500	-	68,500
Engineering Design Group, LLC	Professional Services for Surveying & Platting at Medical Village	6831-24	23,600	20,000	3,600
Gulf Shores Utilities	Reimbursement Agreement for Water & Sewer Utility Relocations for SR59 Widening Project	6827-24	3,551,746	1,245,146	2,306,600
Gulf Shores Utilities	Reimbursement Agreement for CE&I Services for Utility Relocations for SR59 Widening Project	6830-24	287,060	-	287,060
Civil Southeast, LLC	Professional Services for E 1st St Improvements TAP Project	6794-24	88,150	85,698	2,452
Asphalt Services, Inc.	Construction of Pedestrian Bridge Detour Project	6785-24	1,792,077	778,941	1,013,136
Neel-Schaffer Inc.	Professional Services for CR6 Improvements Project - Preliminary Design Services	6832-24	140,954	92,211	48,743
McKee & Associates Architects Inc.	Professional Services for Sportsplex Stadium Turf Project	6896-24	76,700	-	76,700

Health Self Insurance Plan

Beginning October 1, 2009, the City changed Blue Cross Blue Shield health insurance coverage from a fully insured plan to a self-insured plan up to \$1,700,000. The self-insurance policy is administered through Occidental, and American United Life insurance company.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 14 – AIRPORT LEASES

The Airport Authority’s, a component unit of the primary government, investment in property on capital leases as of September 30, 2024, is described below.

The Authority has entered into multiple agreements with Saunders Engine and Equipment Company, Inc. for the use of certain Airport property. These leases commenced on March 15, 2005, with a term of 50 years, with three options to renew for additional ten-year terms. The lease agreements provide for an adjustment of the payment amounts at every five-year interval. The adjustment increases the annual payment amount by either the greater of 2%, compounded annually from the beginning of the initial five-year period or the product of five multiplied by the average of the Consumer Price Index over the then immediately preceding five-year period. The total payments to the Airport for the year ending September 30, 2024, was \$113,109. In January 2006, the agreements were amended to extend the leases to 2104. Then, in August 2013, the agreements were amended to extend the leases to June 30, 2107.

The Authority has entered into multiple agreements with Gulf Air Center, Inc., to operate an aviation fixed-based operation and for the use of multiple hangars. These leases commenced from 2012 through 2015, with terms ranging from 15 to 40 years. The lease agreements provide for an adjustment of the payment amounts at every five-year interval. The adjustment increase the annual payment amount by either the greater of the amount obtained by multiplication of the rent payable per year for the then immediately preceding five-year period by the average annual Consumer Price Index for the preceding five years or the amount obtained by multiplication of the rent payable per year for the then immediately preceding five-year rental period by 3.0% compounded annually. The total payments to the Airport for the year ending September 30, 2024, was \$251,542.

In addition to the leases previously mentioned, the Authority has entered into several agreements with various companies for the use of certain Airport property. These leases commenced from 1997 through 2024, with terms ranging from 28 to 40 years. The lease agreements provide for an adjustment of the payment amounts at every five-year interval. The adjustment increase the annual payment amount by either the greater of the amount obtained by multiplication of the rent payable per year for the then immediately preceding five-year period by the average annual Consumer Price Index for the preceding five years, the amount obtained by multiplication of the rent payable per year for the then immediately preceding five-year rental period by 3.0% or 12.5% compounded annually, or an amount equal to 3% of gross income from operations at the Airport. The total payments to the Airport for the year ending September 30, 2024, was \$174,921.

The Airport implemented GASBS No. 87 for the year ended September 30, 2022. The lease receivable for leases effective during implementation period was discounted to a net present value at the commencement date, using a 4% interest rate, the weighted average of the prime rate for the 2022 fiscal year. The lease receivable for leases effective during the 2022 fiscal year was discounted to a net present value at the commencement date, using an 8% interest rate, the weighted average of the prime rate for the 2022 fiscal year.

	Lease Receivable as of September 30, 2024
Saunders Engine and Equipment Company, Inc.	\$ 1,378,105
Gulf Air Center, Inc.	2,293,475
Other leases	2,039,143
Total	\$ 5,710,723

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 14 – AIRPORT LEASES (CONTINUED)

For the year ended September 30, 2024, the Airport received \$355,597 in lease revenue and \$183,616 in lease interest revenues. Minimum future lease payments due to the Authority under non-cancelable agreements are as follows for the years ending September 30:

<u>Fiscal Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	302,822	195,711	498,533
2026	294,346	211,962	506,307
2027	281,583	221,078	502,662
2028	260,862	223,234	484,096
2029	253,833	237,110	490,943
2030-2034	1,133,321	1,335,841	2,469,163
2035-2039	900,888	1,476,569	2,377,457
2040-2044	697,068	1,524,754	2,221,822
2045-2049	576,578	1,668,993	2,245,571
2050-2054	448,987	1,684,945	2,133,932
2055-2059	198,465	1,014,170	1,212,635
2060-2064	92,250	745,738	837,988
2065-2069	56,732	618,043	674,775
2070-2074	47,393	640,877	688,270
2075-2079	39,592	662,444	702,036
2080-2084	33,074	683,002	716,077
2085-2089	27,630	702,769	730,398
2090-2094	23,081	721,925	745,006
2095-2099	19,282	740,624	759,906
2100-2104	16,108	758,997	775,104
2105-2107	6,827	374,630	381,458
Total minimum lease rentals	\$ 5,710,723	\$ 16,443,417	\$ 22,154,140

Minimum future lease payments do not include contingent rentals or other escalations, which may be received as stipulated in the lease contracts. These contingent rental payments only occur if sales and activities of the lessee exceed certain levels.

NOTE 15 – SCHOOL BOARD LEASE

The School Board, a component unit of the primary government, entered into a 3-year lease agreement, effective October 15, 2022, with Apple Inc. The Board, as lessee, agrees to certain conditions for the use of 900 laptops at a total cost of \$866,655. Per the agreement, the Board is to pay three annual installments of \$288,885 which includes interest. For the year ended September 30, 2024, the annual expense for this lease was \$288,885.

The Board used the Original Issue Discount for federal income tax purposes per the agreement to discount the annual lease payment to recognize a right of use asset and lease liability as of September 30, 2024. The discount rate is 4.83% per annum.

Annual requirements to amortize this lease liability and related interest are as follows:

<u>For the year ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	<u>\$ 262,873</u>	<u>\$ 26,012</u>	<u>\$ 288,885</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 16 – GROUND LEASE

In November 2019, the City entered into an agreement with Foley Hospital Corporation (the Tenant) whereby the Tenant leases a parcel of property from the City that is to be used for a stand-alone emergency and diagnostic medical facility. The Tenant is responsible for construction and operation of the facility. The City is responsible for roadway access improvements of which the Tenant will pay the lesser of 50% of construction costs or \$500,000. During 2021, the City received \$500,000 from the Tenant toward construction costs. As of December 31, 2024, construction of the roadway access improvements was completed.

The lease begins on November 18, 2019, and expires on June 30, 2050. The Tenant has the option to extend the lease term by one (1) additional period of ten (10) years provided the Tenant provides written notice no later than 180 days before expiration. The annual rent is \$10 per year, for a total of \$310 during the original term of the lease. The lease is what is commonly called a “triple net lease”. Upon termination or expiration of the lease, title to the improvements will pass to the City without payment to the Tenant.

NOTE 17 – PUBLIC EDUCATION BUILDING AUTHORITY

On October 5, 1992, the City Council of the City of Gulf Shores, Alabama approved the Certificate of Incorporation establishing The Public Education Building Authority of the City of Gulf Shores, Alabama (PEBA). The objective for which the corporation was organized are to acquire, purchase, construct, remodel, alter, operate, maintain, equip and furnish public educational buildings and related facilities, as provided in Chapter 18 of Title 16 of the Code of Alabama 1975. The Public Education Building Authority of the City of Gulf Shores, Alabama has been reflected as a proprietary fund of the City of Gulf Shores, Alabama.

In 2017, the PEBA entered into a lease agreement with Auburn University whereby the PEBA issued \$10,050,000 of lease revenue bonds (see Note 7) to finance the purchase of real property and the construction and equipping of an educational complex. The lease agreement calls for Auburn University to make lease payments on or before five business days prior to any interest or principal payments due on the bonds until the debt service has been paid in full. Therefore, the lease agreement calls for non-cancelable lease payments through July 1, 2047.

The City implemented GASBS No. 87 for the year ended December 31, 2022. The lease receivable for the lease was discounted to a net present value at the commencement date, using various interest rates ranging from 2-5%.

For the year ended December 31, 2024, the City received \$481,064 in lease revenue and \$127,636 in lease interest income. Minimum future lease payments due to the City under non-cancelable agreements are as follows for the years ending December 31:

<u>Fiscal Year Ending December 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 463,778	\$ 146,522	\$ 610,300
2026	443,164	163,336	606,500
2027	391,600	215,900	607,500
2028	374,948	235,802	610,750
2029-2033	1,615,881	1,423,619	3,039,500
2034-2038	1,408,978	1,631,322	3,040,300
2039-2043	1,040,184	1,998,566	3,038,750
2044-2047	829,008	1,606,392	2,435,400
Total minimum lease payments	<u>\$ 6,567,541</u>	<u>\$ 7,421,459</u>	<u>\$ 13,989,000</u>

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 18 – PUBLIC PARKS AND RECREATION BOARD

On February 16, 2011, the City Council of the City of Gulf Shores, Alabama approved the Certificate of Incorporation establishing the Public Parks and Recreation Board of the City of Gulf Shores, Alabama (PPRB). The PPRB is responsible for the direction, supervision and promotion of such recreation programs as will contribute to the general welfare of the residents of the City, as provided in Chapter 86 of Title 11 of the Code of Alabama 1975. The Public Parks and Recreation Board of the City of Gulf Shores, Alabama has been reflected as a proprietary fund of the City of Gulf Shores, Alabama.

In 2023, the PPRB entered into a lease agreement with Alabama Gulf Coast Sports Center, LLC (Lessee) whereby the PPRB issued \$8,265,000 of taxable revenue bonds (see Note 7) to finance the construction of an approximately 40,000 square foot multisport facility. The lease agreement calls for Alabama Gulf Coast Sports Center, LLC to make lease payments on or before the 10th business day of each month, beginning November 10, 2025. The lessee shall make any interest or principal payments due on the bonds until the debt service has been paid in full. Therefore, the lease agreement calls for non-cancelable lease payments through November 1, 2053.

The lease receivable for the lease was discounted to a net present value at the commencement date, using the average coupon rate per the bond issue of 6.22%. Minimum future lease payments due to the City under non-cancelable agreements are as follows for the years ending December 31:

<u>Fiscal Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2025	\$ 92,434	\$ 12,482	\$ 104,916
2026	534,782	94,477	629,259
2027	502,084	126,533	628,617
2028	473,591	157,280	630,871
2029	443,967	185,314	629,280
2030-2035	2,156,008	1,619,635	3,775,643
2036-2040	1,276,474	1,873,574	3,150,048
2041-2045	935,158	2,212,057	3,147,215
2046-2050	684,938	2,458,164	3,143,102
2051-2053	303,714	1,478,111	1,781,825
Total minimum lease payments	<u>\$ 7,403,149</u>	<u>\$ 10,217,626</u>	<u>\$ 17,620,775</u>

NOTE 19 – POST-EMPLOYMENT HEALTH CARE BENEFITS

The City has a one-time closed group of retirees covered under the employer’s health benefits program. The City has two employees covered who are required to pay 100% of the blended premium and are only covered until age 65. No other employees are eligible for coverage in the future. This does not meet the definition of an Other Post Employment Benefit and therefore constitutes a long-term retiree health care liability. The City does not provide any other post-employment health care benefits except those mandated by the Consolidated Omnibus Budget Reconciliation Act (COBRA). The requirements established by COBRA are fully funded by employees who elect coverage under the Act, and the City incurs no direct costs.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 20 – POST RETIREMENT EMPLOYEE BENEFITS

A sick leave policy placed into effect in fiscal year 2006 allows an employee to accumulate and use up to 960 hours of sick leave toward an early retirement service credit once the employee reaches retirement eligibility. An employee is eligible when they reach 10 years of service and attains age 60, or 25 years of service with no age requirement. The total calculated accrued and unfunded liability as of December 31, 2024, is \$1,258,953. In determining this liability, the City used estimates based on previous actuarial reports to implement the new accounting standard, GASB No. 101, *Compensated Absences*.

The City has not funded this future liability and plans to pay the early-service retirement credit as an employee becomes eligible and utilizes the benefit.

NOTE 21 – CAFETERIA PLAN

Beginning in 1994, the City began providing an employer-sponsored benefit package (Cafeteria Plan) under Code Section 125 that offers employees a choice between taking cash or receiving qualified benefits (such as dental insurance and family coverage health insurance premiums). No amounts are included in the income of the Cafeteria Plan participant who chooses among the benefits of the plan; however, if a participant chooses cash, it is includible in gross income as compensation. If qualified benefits are chosen, they are excludable to the extent allowed by law.

NOTE 22 – LITIGATION

In 2022, a lawsuit was filed against the City regarding the imposition of “impact fees” on new development for governmental infrastructure purposes. The impact fee is designed to account for the financial impact of the City caused by new development, whether that development is residential or commercial. There are numerous requirements for imposing the fee, including a cap on the amount that can be charged at 1% of the value of the land and structure. The class action lawsuit was settled in 2023. The City agreed to pay the sum of \$3,900,000 that would be apportioned among the Class Representatives and Counsel and various capital improvements. Of the settled amount, \$3,300,00 would fund capital improvements of at least a \$1,000,000 for City schools and the remainder for County Road 6 and Highway 59 widening and expansion and public beach parking.

The City is party to various other legal proceedings, which normally occur in the course of governmental operations. The financial statements do not include accrual or provision for loss contingencies that may result from these proceedings.

NOTE 23 – EFFECT OF NEW PRONOUNCEMENTS

GASB Statement No. 100, Accounting Changes and Error Corrections, was issued to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This standard is effective for fiscal year 2024. The City has implemented this standard.

GASB Statement No. 101, *Compensated Absences*, was issued to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This standard is effective for fiscal year 2024. The City has implemented this standard.

GASB Statement No. 102, *Certain Risk Disclosures*, will improve financial reporting by providing users of financial information with essential information that currently is not often provided. The disclosure will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government’s financial condition. This standard is effective for fiscal years beginning after June 15, 2024. The City is currently evaluating the impact this standard will have on its financial statements.

CITY OF GULF SHORES, ALABAMA
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 23 – EFFECT OF NEW PRONOUNCEMENTS (CONTINUED)

Implementation Guide No. 2023-1, *Implementation Guidance Update – 2023*, is to provide guidance that clarifies, explains or elaborates on GASB Statements. The City has evaluated the question and answers and determined the changes addressed in the guidance do not affect the City's financial statements.

NOTE 24 – SUBSEQUENT EVENTS

The City has evaluated subsequent events through August 21, 2025, the date these financial statements were available to be issued.

In January 2025, the City awarded a bid to Harrison Construction Company, Inc. for the construction of the Pedestrian Bridge. The contract amount is not to exceed \$24,300,000.

In January 2025, the City authorized a contract with Neel-Schaffer, Inc. to perform construction, engineering & inspection services related to the Pedestrian Bridge. The contract amount is not to exceed \$2,265,000.

In March 2025, the City authorized a contract with RJ Young to provide the security system for the new Gulf Shores High School. The contract amount is not to exceed \$475,380.

In March 2025, the City authorized a contract with Sherrer Consulting to provide commissioning service for the HVAC system for the new Gulf Shores High School. The contract amount is not to exceed \$356,000.

In March 2025, the City authorized a contract with Turnerboone to provide advisement and procurement services for the Gulf Sores International Airport Terminal. The contract amount is not to exceed \$289,184.

In March 2025, the City authorized a purchase from OpenGov for Asset Management Software for use by the Public Works Department. The purchase amount is not to exceed \$302,475.

In April 2025, the City approved the first amendment to the intergovernmental agreement for additional funds related to the new terminal project at the Gulf Sores International Airport (Airport Authority). The amendment increased the loan amount by \$815,000. See Note 13 for details of the original loan agreement. Also, included in the amendment, the City advanced \$1.1 million to the Airport Authority to cover the 2025 and 2026 operating costs of the terminal.

In April 2025, the City award a bid to Persons Services Corporation for the construction of the Medical Village detention pond at cost not to exceed \$340,000.

In April 2025, the City approved a second amendment to a contract with Volkert, Inc which increased the contract amount by \$470,536. The contract is for construction management services of the Gulf Shores High School. Per the second amendment, the costs of these services are not to exceed \$5,345,536.

In April 2025, the City awarded a bid to Game Day Athletics for the installation of turf at the Gulf Shores Sportsplex for amount not to exceed \$900,000.

In May 2025, the City awarded a bid to L&K Construction, LLC for drainage improvements and installation of sidewalks along E. 1st Street. The cost of the project is not to exceed \$849,000.

In June 2025, the City approved a proposal from Roadway Asset Service to perform a roadway assets and pavement analysis. The cost of this project is not to exceed \$318,714.

In August 2025, City authorized a contract with Neel-Schaffer, Inc. to perform design services related to the County Road 6 Improvements project. The contract amount is not to exceed \$477,900.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GULF SHORES, ALABAMA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 6,251,940	\$ 6,251,940	\$ 6,524,852	\$ 272,912
Local Taxes	55,643,000	60,593,000	62,596,461	2,003,461
Licenses and Permits	4,926,500	5,276,500	5,499,794	223,294
Fines and Forfeitures	525,000	525,000	528,032	3,032
Utility Tax Equivalents	1,762,000	2,028,203	2,291,690	263,487
Intergovernmental:				
Federal and State Grants	65,500	415,500	62,416	(353,084)
State of Alabama - Taxes	489,400	489,400	351,191	(138,209)
Interest income	550,000	1,600,000	2,440,716	840,716
Other receipts	2,785,604	4,455,854	4,098,571	(357,283)
Total Revenues	<u>72,998,944</u>	<u>81,635,397</u>	<u>84,393,723</u>	<u>2,758,326</u>
EXPENDITURES				
Executive Department	8,164,017	8,413,517	7,559,150	(854,367)
Municipal Court	582,795	640,360	563,143	(77,217)
Police Department	10,294,546	10,688,996	10,302,434	(386,562)
Fire and Emergency Services	8,791,551	9,927,151	9,180,926	(746,225)
Community and Economic Affairs	9,865,755	9,872,245	9,063,264	(808,981)
Public Works	9,775,066	10,565,626	9,467,236	(1,098,390)
Appropriations	1,264,302	1,219,302	1,191,799	(27,503)
Capital Outlay	-	6,000,000	6,004,906	4,906
Total Expenditures	<u>48,738,033</u>	<u>57,327,198</u>	<u>53,332,858</u>	<u>(3,994,340)</u>
Excess of revenues over expenditures	<u>24,260,911</u>	<u>24,308,199</u>	<u>31,060,865</u>	<u>6,752,666</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from the sale of capital assets	-	-	171,693	171,693
Transfers from Other Funds	655,000	7,455,000	5,105,000	(2,350,000)
Transfer to Other Funds	(24,525,151)	(31,325,151)	(28,237,499)	3,087,652
Total Other Financing Uses	<u>(23,870,151)</u>	<u>(23,870,151)</u>	<u>(22,647,528)</u>	<u>1,222,623</u>
Net Change in Fund Balances	<u>\$ 390,760</u>	<u>438,048</u>	<u>\$ 8,413,337</u>	<u>\$ 7,975,289</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

CITY OF GULF SHORES, ALABAMA
SCHEDULE OF EMPLOYER CONTRIBUTIONS
FOR THE YEAR ENDED DECEMBER 31

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution*	\$ 1,312,525	\$ 1,137,709	\$ 1,296,408	\$ 1,248,468	\$ 1,164,384	\$ 1,962,442	\$ 2,185,992	\$ 1,960,245	\$ 1,681,939	\$ 1,635,919
Contributions in relation to the actuarially determined contribution*	<u>1,312,525</u>	<u>1,137,709</u>	<u>1,296,408</u>	<u>1,248,468</u>	<u>1,164,384</u>	<u>1,962,442</u>	<u>2,185,992</u>	<u>1,960,245</u>	<u>1,681,939</u>	<u>1,635,919</u>
Contribution deficiency (excess)	<u>\$ -</u>									
Covered payroll**	\$ 22,713,035	\$ 21,222,147	\$ 17,893,337	\$ 17,594,393	\$ 17,597,695	\$ 15,887,074	\$ 14,565,997	\$ 13,993,238	\$ 13,724,493	\$ 11,761,236
Contributions as a percentage of covered payroll	5.78%	5.36%	7.25%	7.10%	6.62%	12.35%	15.01%	14.01%	12.26%	13.91%

*The amount of employer contributions related to normal and accrued liability components of employer rate net of any refunds or error service payments. The Schedule of Employer Contributions is based on the 12 month period of the underlying financial statement.

**Employer's covered payroll for FY2024 is the total covered payroll for the 12 month period of the underlying financial statement.

Notes to Schedule

Actuarially determined contribution rates are calculated as of September 30, three years prior to the end of the fiscal year in which contributions are reported. Contributions for fiscal year 2024 were based on the September 30, 2021 actuarial valuation.

Methods and assumptions used to determine contribution rates for the period October 1, 2023 to September 30, 2024*:

Actuarial cost method	Entry age
Amortization method	Level percent closed
Remaining amortization period	18.4 years
Asset valuation method	Five year smoothed market
Inflation	2.50%
Salary increases	3.25-6.00% including inflation
Investment rate of return	7.45%, net of pension plan investment expense, including inflation

*If the employer's financial reporting period end is other than September 30, 2024, additional assumptions should be reported for the basis of determining the portion of the contribution prior to or subsequent to this period.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

CITY OF GULF SHORES, ALABAMA
SCHEDULE OF CHANGES IN NET PENSION LIABILITY
FOR THE YEAR ENDED DECEMBER 31

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total pension liability										
Service Cost	\$ 2,090,850	\$ 1,881,574	\$ 1,552,031	\$ 1,309,597	\$ 1,257,424	\$ 1,152,025	\$ 1,160,777	\$ 1,042,057	\$ 1,039,908	\$ 984,884
Interest	3,722,361	3,319,626	2,995,256	2,709,355	2,426,320	2,294,331	2,134,622	2,026,409	1,911,934	1,786,919
Changes of benefit terms	-	45,037	-	1,123,346	-	-	-	-	-	-
Differences between expected and actual experience	1,690,923	2,039,951	387,246	(129,265)	1,028,335	(776,281)	234,639	(830,698)	(256,610)	-
Changes of assumptions	-	-	2,348,034	-	-	195,924	-	1,162,166	-	-
Benefit payments, including refunds of employee contributions	(1,718,805)	(1,519,089)	(1,575,003)	(1,028,261)	(1,037,176)	(1,067,933)	(993,883)	(1,119,066)	(1,409,513)	(1,008,738)
Transfers among employers	(428,727)	(261,398)	(76,204)	1,596	(3,588)	92,942	(438,378)	(130,057)	-	-
Net change in total pension liability	5,356,602	5,505,701	5,631,360	3,986,368	3,671,315	1,891,008	2,097,777	2,150,811	1,285,719	1,763,065
Total pension liability-beginning	50,823,985	45,318,284	39,686,924	35,700,556	32,029,241	30,138,233	28,040,456	25,889,645	24,603,926	22,840,861
Total pension liability-ending (a)	\$ 56,180,587	\$ 50,823,985	\$ 45,318,284	\$ 39,686,924	\$ 35,700,556	\$ 32,029,241	\$ 30,138,233	\$ 28,040,456	\$ 25,889,645	\$ 24,603,926
Plan fiduciary net position										
Contributions - employer	\$ 1,054,431	\$ 1,325,403	\$ 1,219,317	\$ 4,513,972	\$ 972,694	\$ 940,350	\$ 936,184	\$ 1,012,511	\$ 952,313	\$ 959,691
Contributions - member	1,431,889	1,431,254	1,284,189	1,145,886	901,767	844,796	770,689	769,340	643,754	626,907
Net investment income	4,907,584	(5,446,962)	7,573,262	1,683,789	674,544	2,155,583	2,582,212	1,826,701	207,616	1,857,305
Benefit payments, including refunds of employee contributions	(1,718,805)	(1,519,089)	(1,575,003)	(1,028,261)	(1,037,176)	(1,067,933)	(993,883)	(1,119,066)	(1,409,513)	(1,008,738)
Transfers among employers	(428,727)	(261,398)	(76,204)	1,596	(3,588)	92,942	(438,378)	(130,057)	(261,088)	(176,551)
Administrative expense	-	-	-	-	-	-	-	-	-	-
Net change in plan fiduciary net position	5,246,372	(4,470,792)	8,425,561	6,316,982	1,508,241	2,965,738	2,856,824	2,359,429	133,082	2,258,614
Plan net position - beginning	37,632,342	42,103,134	33,677,573	27,360,591	25,852,350	22,886,612	20,029,788	17,670,359	17,537,277	15,278,663
Plan net position - ending (b)	\$ 42,878,714	\$ 37,632,342	\$ 42,103,134	\$ 33,677,573	\$ 27,360,591	\$ 25,852,350	\$ 22,886,612	\$ 20,029,788	\$ 17,670,359	\$ 17,537,277
Net pension liability (asset) - ending (a) - (b)	\$ 13,301,873	\$ 13,191,643	\$ 3,215,150	\$ 6,009,351	\$ 8,339,965	\$ 6,176,891	\$ 7,251,621	\$ 8,010,668	\$ 8,219,286	\$ 7,066,649
Plan fiduciary net position as a percentage of the total pension liability	76.32%	74.04%	92.91%	84.86%	76.64%	80.71%	75.94%	71.43%	68.25%	71.28%
Covered payroll*	21,222,147	\$ 17,893,337	\$ 17,594,393	\$ 17,597,695	\$ 15,887,074	\$ 14,565,997	\$ 13,494,552	\$ 13,993,238	\$ 11,761,236	\$ 11,761,236
Net pension liability (asset) as a percentage of covered payroll	63%	74%	18%	34%	52%	42%	54%	57%	70%	60%

*Employer's covered payroll during the measurement period is the total covered payroll. For FY2024 the measurement period is October 1, 2022 - September 30, 2023. GASB issued a statement "Pension Issues" in March 2016 to redefine covered payroll beginning with FY2017.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, governments should present information for those years for which information is available.

SUPPLEMENTARY INFORMATION

CITY OF GULF SHORES, ALABAMA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 DECEMBER 31, 2024

	Special Revenue Funds			Capital Projects Funds			Total Nonmajor Governmental Funds
	Designated Taxes Fund	Impact Fees Fund	Library Board Fund	Beach Restoration Fund	Storm Damage Fund	2018B GO Warrant Fund	
ASSETS							
Restricted cash and cash equivalents	\$ 1,058,679	\$ 2,951,465	\$ 32,629	\$ 234,717	\$ 464,007	\$ 9,385	\$ 4,750,882
Due from other funds	14,547	-	-	-	-	-	14,547
Due from other governments	-	-	-	-	5,121,660	-	5,121,660
Total Assets	\$ 1,073,226	\$ 2,951,465	\$ 32,629	\$ 234,717	\$ 5,585,667	\$ 9,385	\$ 9,887,089
LIABILITIES							
Accounts payable	7,990	\$ 474,039	\$ -	\$ -	\$ 255	\$ -	\$ 482,284
Other liabilities	-	-	-	21,000	-	-	21,000
Due to other funds	-	-	-	-	1,689,415	-	1,689,415
Total Liabilities	7,990	474,039	-	21,000	1,689,670	-	2,192,699
FUND BALANCE							
Restricted							
Capital Improvements	1,065,236	2,477,426	-	-	-	9,385	3,552,047
Committed							
Beach Restoration	-	-	-	213,717	-	-	213,717
Assigned	-	-	32,629	-	3,895,997	-	3,928,626
Total Fund Balances	1,065,236	2,477,426	32,629	213,717	3,895,997	9,385	7,694,390
Total Liabilities, Deferred Inflow of Resources and Fund Balance	\$ 1,073,226	\$ 2,951,465	\$ 32,629	\$ 234,717	\$ 5,585,667	\$ 9,385	\$ 9,887,089

CITY OF GULF SHORES, ALABAMA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Special Revenue Funds				Capital Projects Funds			Total Nonmajor Governmental Funds
	2% Lodgings Tax Fund	Designated Taxes Fund	Impact Fees Fund	Library Board Fund	Beach Restoration Fund	Storm Damage Fund	2018B GO Warrant Fund	
REVENUES								
Local taxes	\$ -	\$ 580,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580,650
Intergovernmental:								
State of Alabama taxes	-	341,337	-	-	-	314,144	-	655,481
Federal and State grants	-	-	-	-	-	1,657,299	-	1,657,299
Interest income	4,105	11,578	82,925	863	2,711	-	12,441	114,623
Miscellaneous	-	-	20	-	-	-	-	20
Impact fees	-	-	940,776	-	-	-	-	940,776
Other receipts	-	-	-	29,686	127,537	-	-	157,223
Total Revenues	<u>4,105</u>	<u>933,565</u>	<u>1,023,721</u>	<u>30,549</u>	<u>130,248</u>	<u>1,971,443</u>	<u>12,441</u>	<u>4,106,072</u>
EXPENDITURES								
Current Operating:								
Police	-	-	-	-	228,127	-	-	228,127
Fire	-	-	171,031	-	-	-	-	171,031
Community and Economic Affairs	-	-	1,048,871	-	-	-	-	1,048,871
Public Works	-	-	196,459	-	596,509	1,763,020	-	2,555,988
Capital outlay	-	-	-	-	3,000	-	-	3,000
Miscellaneous	-	37,812	-	26,618	13,603	-	-	78,033
Total Expenditures	<u>-</u>	<u>37,812</u>	<u>1,416,361</u>	<u>26,618</u>	<u>841,239</u>	<u>1,763,020</u>	<u>-</u>	<u>4,085,050</u>
Excess (Deficiency) of revenues Over Expenditures	<u>4,105</u>	<u>895,753</u>	<u>(392,640)</u>	<u>3,931</u>	<u>(710,991)</u>	<u>208,423</u>	<u>12,441</u>	<u>21,022</u>
OTHER FINANCING SOURCES (USES)								
Bond proceeds	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	210,000	4,071,462	-	4,281,462
Transfers out	(4,048,384)	(805,000)	(1,081,610)	-	-	-	(15,521)	(5,950,515)
Total Other Financing Sources (Uses)	<u>(4,048,384)</u>	<u>(805,000)</u>	<u>(1,081,610)</u>	<u>-</u>	<u>210,000</u>	<u>4,071,462</u>	<u>(15,521)</u>	<u>(1,669,053)</u>
Net Change in Fund Balance	<u>(4,044,279)</u>	<u>90,753</u>	<u>(1,474,250)</u>	<u>3,931</u>	<u>(500,991)</u>	<u>4,279,885</u>	<u>(3,080)</u>	<u>(1,648,031)</u>
Fund Balances (Deficit) - Beginning	<u>4,044,279</u>	<u>974,483</u>	<u>3,951,676</u>	<u>28,698</u>	<u>714,708</u>	<u>(383,888)</u>	<u>12,465</u>	<u>9,342,421</u>
Fund Balances (Deficit) - Ending	<u>\$ -</u>	<u>\$ 1,065,236</u>	<u>\$ 2,477,426</u>	<u>\$ 32,629</u>	<u>\$ 213,717</u>	<u>\$ 3,895,997</u>	<u>\$ 9,385</u>	<u>\$ 7,694,390</u>

The accompanying notes are an integral part of the financial statements.

OTHER INFORMATION

THE CITY OF GULF SHORES, ALABAMA
 2% LODGINGS TAX SPECIAL REVENUE FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes:				
Interest income	\$ -	\$ -	\$ 4,105	\$ 4,105
Total Revenues	<u>-</u>	<u>-</u>	<u>4,105</u>	<u>4,105</u>
EXPENDITURES				
Current:				
General government	-	-	-	-
Total General government	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	<u>-</u>	<u>-</u>	<u>4,105</u>	<u>4,105</u>
OTHER FINANCING SOURCES (USES)				
Transfer from Other Funds	-	-	-	-
Transfer to Other Funds	-	(4,048,384)	(4,048,384)	-
Total Other Financing Uses	<u>-</u>	<u>(4,048,384)</u>	<u>(4,048,384)</u>	<u>-</u>
Net Change in Fund Balances	-	(4,048,384)	(4,044,279)	4,105
Fund Balance, beginning	<u>4,044,279</u>	<u>4,044,279</u>	<u>4,044,279</u>	<u>-</u>
Fund Balance, ending	<u>\$ 4,044,279</u>	<u>\$ (4,105)</u>	<u>\$ -</u>	<u>\$ 4,105</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
DESIGNATED TAXES SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes:				
Firefighters Ad Valorem	\$ 250,000	\$ 250,000	\$ 351,357	\$ 101,357
Law Enforcement:				
State, Local & Other	-	-	7,748	7,748
Alabama Gasoline Excise Tax				
Four per gallon	17,000	17,000	21,556	4,556
Five per gallon	12,000	12,000	10,623	(1,377)
Seven per gallon	32,000	32,000	37,182	5,182
Ten per gallon	90,000	90,000	112,766	22,766
Petroleum Inspection Fees	7,000	7,000	5,942	(1,058)
Motor Fuel Distribution	2,000	2,000	1,910	(90)
State Shared Capital Improvement Fund	130,000	130,000	143,610	13,610
Corrections Fund	115,000	115,000	172,335	57,335
Municipal Court Judicial Administrative Fund	35,000	35,000	56,958	21,958
Interest income	-	-	11,578	11,578
Total Revenues	<u>690,000</u>	<u>690,000</u>	<u>933,565</u>	<u>243,565</u>
EXPENDITURES				
Account Administration	35,000	35,000	37,812	2,812
Total Expenditures	<u>35,000</u>	<u>35,000</u>	<u>37,812</u>	<u>2,812</u>
Excess of revenues over expenditures	<u>655,000</u>	<u>655,000</u>	<u>895,753</u>	<u>246,377</u>
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund				
Corrections	(115,000)	(115,000)	(170,000)	(55,000)
Firefighters Ad Valorem	(250,000)	(250,000)	(325,000)	(75,000)
Alabama Gasoline Excise Tax	(160,000)	(160,000)	(170,000)	(10,000)
State Capital Improvements	(130,000)	(130,000)	(140,000)	(10,000)
Total Other Financing Uses	<u>(655,000)</u>	<u>(655,000)</u>	<u>(805,000)</u>	<u>(150,000)</u>
Net Change in Fund Balances	-	-	90,753	96,377
Fund Balance, beginning	<u>974,483</u>	<u>974,483</u>	<u>974,483</u>	-
Fund Balance, ending	<u>\$ 974,483</u>	<u>\$ 974,483</u>	<u>\$ 1,065,236</u>	<u>\$ 96,377</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
IMPACT FEES SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Parks & Recreation	\$ 500,000	\$ 1,167,145	\$ 362,533	\$ (804,612)
Fire	137,000	137,000	96,451	(40,549)
Police	125,950	125,950	62,761	(63,189)
Public Works	750,000	2,025,000	419,030	(1,605,970)
Interest income	7,785	7,785	82,926	75,141
Miscellaneous	377,850	377,850	20	(377,830)
Total Revenues	<u>1,898,585</u>	<u>3,840,730</u>	<u>1,023,721</u>	<u>(2,817,009)</u>
EXPENDITURES				
Current				
Fire	220,000	220,000	171,031	(48,969)
Recreation	656,000	1,323,145	1,048,871	(274,274)
Public Works	89,000	1,364,000	196,459	(1,167,541)
Police	147,290	147,290	-	(147,290)
Total Expenditures	<u>1,112,290</u>	<u>3,054,435</u>	<u>1,416,361</u>	<u>(1,638,074)</u>
OTHER FINANCING SOURCES (USES)				
Transfer to Other Funds	-	-	(1,081,610)	1,081,610
Total Other Financing Uses	<u>-</u>	<u>-</u>	<u>(1,081,610)</u>	<u>1,081,610</u>
Net Change in Fund Balances	786,295	786,295	(1,474,250)	(97,325)
Fund Balance, beginning	<u>3,951,676</u>	<u>3,951,676</u>	<u>3,951,676</u>	<u>-</u>
Fund Balance, ending	<u>\$ 4,737,971</u>	<u>\$ 4,737,971</u>	<u>\$ 2,477,426</u>	<u>\$ (97,325)</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
 BEACH RESTORATION CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Interest income	\$ -	\$ -	\$ 2,711	\$ 2,711
Other	1,892,094	221,844	127,537	(94,307)
Total Revenues	<u>1,892,094</u>	<u>221,844</u>	<u>130,248</u>	<u>(91,596)</u>
EXPENDITURES				
Police	658,457	225,007	228,127	(3,120)
Public Works	1,928,637	691,837	596,509	95,328
Miscellaneous	12,000	12,000	13,603	
Beach Restoration	3,000	3,000	3,000	-
Total Expenditures	<u>2,602,094</u>	<u>931,844</u>	<u>841,239</u>	<u>92,208</u>
Excess of revenues over expenditures	<u>(710,000)</u>	<u>(710,000)</u>	<u>(710,991)</u>	<u>(183,804)</u>
OTHER FINANCING SOURCES (USES)				
Transfer from Other Funds	710,000	710,000	210,000	500,000
Total Other Financing Uses	<u>710,000</u>	<u>710,000</u>	<u>210,000</u>	<u>500,000</u>
Net Change in Fund Balances	-	-	(500,991)	316,196
Fund Balance, beginning	<u>714,708</u>	<u>714,708</u>	<u>714,708</u>	<u>-</u>
Fund Balance, ending	<u>\$ 714,708</u>	<u>\$ 714,708</u>	<u>\$ 213,717</u>	<u>\$ 316,196</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
 CAPITAL IMPROVEMENTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Interest income	\$ 2,609,526	\$ 2,609,526	\$ 4,019,387	\$ 1,409,861
Net increase (decrease) in the fair value of investments	-	-	1,922,172	1,922,172
Total Revenues	<u>2,609,526</u>	<u>2,609,526</u>	<u>5,941,559</u>	<u>3,332,033</u>
EXPENDITURES				
Appropriation	-	-	732,000	732,000
City School Improvements	64,244,506	64,244,506	47,364,808	(16,879,698)
Miscellaneous	-	-	60	60
Total Expenditures	<u>64,244,506</u>	<u>64,244,506</u>	<u>48,096,868</u>	<u>(16,147,638)</u>
Excess of revenues over expenditures	<u>(61,634,980)</u>	<u>(61,634,980)</u>	<u>(42,155,309)</u>	<u>19,479,671</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from long term debt	63,587,809	63,587,809	-	(63,587,809)
Transfer From Other Funds	-	2,500,000	(47,253)	(2,547,253)
Transfer to Other Funds	(209,000)	(209,000)	-	209,000
Total Other Financing Uses	<u>63,378,809</u>	<u>65,878,809</u>	<u>(47,253)</u>	<u>(65,926,062)</u>
Net Change in Fund Balances	1,743,829	4,243,829	(42,202,562)	85,405,733
Fund Balance, beginning	<u>141,748,962</u>	<u>141,748,962</u>	<u>141,748,962</u>	<u>-</u>
Fund Balance, ending	<u>\$143,492,791</u>	<u>\$ 145,992,791</u>	<u>\$ 99,546,400</u>	<u>\$ 85,405,733</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Interest income	\$ -	\$ -	\$ 3,158	\$ 3,158
Total Revenues	<u>-</u>	<u>-</u>	<u>3,158</u>	<u>3,158</u>
EXPENDITURES				
Miscellaneous	11,000	11,000	9,060	(1,940)
Principal	17,501,513	21,801,513	21,801,986	473
Interest	6,159,310	6,159,310	6,259,010	99,700
Total Expenditures	<u>23,671,823</u>	<u>27,971,823</u>	<u>28,070,056</u>	<u>98,233</u>
Excess of revenues over expenditures	<u>(23,671,823)</u>	<u>(27,971,823)</u>	<u>(28,066,898)</u>	<u>(95,075)</u>
OTHER FINANCING SOURCES (USES)				
Transfer to Other Funds	23,671,823	27,971,823	28,067,195	(95,372)
Total Other Financing Uses	<u>23,671,823</u>	<u>27,971,823</u>	<u>28,067,195</u>	<u>(95,372)</u>
Net Change in Fund Balances	-	-	297	297
Fund Balance, beginning	<u>1,256</u>	<u>1,256</u>	<u>1,256</u>	<u>-</u>
Fund Balance, ending	<u>\$ 1,256</u>	<u>\$ 1,256</u>	<u>\$ 1,553</u>	<u>\$ 297</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
 STORM DAMAGE CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental:				
Federal and State Grants	\$ 360,750	\$ 360,750	\$ 1,657,299	\$ 1,296,549
State of Alabama - Taxes	-	-	314,144	314,144
Total Revenues	<u>360,750</u>	<u>360,750</u>	<u>1,971,443</u>	<u>1,296,549</u>
EXPENDITURES				
Public Works	-	-	1,763,020	1,763,020
Storm damage	481,000	481,000	-	(481,000)
Total Expenditures	<u>481,000</u>	<u>481,000</u>	<u>1,763,020</u>	<u>1,282,020</u>
Excess of revenues over expenditures	<u>(120,250)</u>	<u>(120,250)</u>	<u>208,423</u>	<u>14,529</u>
OTHER FINANCING SOURCES (USES)				
Transfer from Other Funds	143,328	4,191,712	4,071,462	(120,250)
Total Other Financing Uses	<u>143,328</u>	<u>4,191,712</u>	<u>4,071,462</u>	<u>(120,250)</u>
Net Change in Fund Balances	23,078	4,071,462	4,279,885	(105,721)
Fund Balance, beginning	<u>(383,888)</u>	<u>(383,888)</u>	<u>(383,888)</u>	<u>-</u>
Fund Balance, ending	<u>\$ (360,810)</u>	<u>\$ 3,687,574</u>	<u>\$ 3,895,997</u>	<u>\$ (105,721)</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
TAXABLE WARRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES				
Grants	\$ 31,081,072	\$ 31,981,072	\$ 15,993,609	\$(15,987,463)
Other receipts	1,554,000	1,554,000	210,207	(1,343,793)
Total Revenues	<u>32,635,072</u>	<u>33,535,072</u>	<u>16,203,816</u>	<u>(17,331,256)</u>
EXPENDITURES				
Public Works	300,000	300,000	302,880	2,880
Capital Outlay	54,084,194	50,757,430	22,435,970	(28,321,460)
Total Expenditures	<u>54,384,194</u>	<u>51,057,430</u>	<u>22,738,850</u>	<u>(28,318,580)</u>
Excess of revenues over expenditures	<u>(21,749,122)</u>	<u>(17,522,358)</u>	<u>(6,535,034)</u>	<u>10,987,324</u>
OTHER FINANCING SOURCES (USES)				
Bond proceeds	21,749,122	17,522,358	7,600,000	(9,922,358)
Transfers out to other funds	-	-	-	-
Total Other Financing Uses	<u>21,749,122</u>	<u>17,522,358</u>	<u>8,681,610</u>	<u>(11,003,968)</u>
Net Change in Fund Balances	-	-	2,146,576	21,991,292
Fund Balance, beginning	<u>9,615,026</u>	<u>9,615,026</u>	<u>9,615,026</u>	<u>-</u>
Fund Balance, ending	<u>\$ 9,615,026</u>	<u>\$ 9,615,026</u>	<u>\$ 11,761,602</u>	<u>\$ 21,991,292</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
 NONTAXABLE WARRANT FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - BUDGET AND ACTUAL
 FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Federal and State Grants	\$ 2,050,000	\$ 2,050,000	\$ 61,479	\$ (1,988,521)
Interest income	-	-	159,013	159,013
Total Revenues	<u>2,050,000</u>	<u>2,050,000</u>	<u>220,492</u>	<u>(1,988,521)</u>
EXPENDITURES				
Capital outlay	31,148,925	35,788,925	9,889,549	(25,899,376)
Miscellaneous	-	-	1,500	1,500
Total Expenditures	<u>31,148,925</u>	<u>35,788,925</u>	<u>9,891,049</u>	<u>(25,897,876)</u>
Excess of revenues over expenditures	<u>(29,098,925)</u>	<u>(33,738,925)</u>	<u>(9,670,557)</u>	<u>23,909,355</u>
OTHER FINANCING SOURCES (USES)				
Bond proceeds	28,889,925	49,088,900	45,339,500	(3,749,400)
Transfer from Other Funds	209,000	209,000	-	(209,000)
Transfer from Other Funds	-	(4,300,000)	(4,300,000)	-
Total Other Financing Uses	<u>29,098,925</u>	<u>49,297,900</u>	<u>41,039,500</u>	<u>(3,958,400)</u>
Net Change in Fund Balances	-	15,558,975	31,368,943	19,950,955
Fund Balance, beginning	<u>2,096,019</u>	<u>2,096,019</u>	<u>2,096,019</u>	<u>-</u>
Fund Balance, ending	<u>\$ 2,096,019</u>	<u>\$ 17,654,994</u>	<u>\$ 33,464,962</u>	<u>\$ 19,950,955</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

THE CITY OF GULF SHORES, ALABAMA
2018 GO WARRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Interest income	\$ -	\$ -	\$ 12,441	\$ 12,441
Total Revenues	<u>-</u>	<u>-</u>	<u>12,441</u>	<u>12,441</u>
EXPENDITURES				
Current Operating:				
Miscellaneous	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	<u>-</u>	<u>-</u>	<u>12,441</u>	<u>12,441</u>
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	-	-	-
Bond Premium	-	-	-	-
Bond Discount	-	-	-	-
Transfers In	-	-	-	-
Transfers Out	-	-	(15,521)	15,521
Total Other Financing Sources and (Uses)	<u>-</u>	<u>-</u>	<u>(15,521)</u>	<u>15,521</u>
Net Change in Fund Balance	<u>-</u>	<u>-</u>	<u>(3,080)</u>	<u>27,962</u>
Fund Balances - Beginning	<u>12,465</u>	<u>12,465</u>	<u>12,465</u>	<u>-</u>
Fund Balances - Ending	<u>\$ 12,465</u>	<u>\$ 12,465</u>	<u>\$ 9,385</u>	<u>\$ 27,962</u>

Note to Budgetary Comparison Schedule:

The basis of budgeting is the same as GAAP.

STATISTICAL SECTION

CITY OF GULF SHORES, ALABAMA
STATISTICAL SECTION
DECEMBER 31, 2024

This part of the City of Gulf Shores' annual 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 government's overall financial health.

CONTENTS

Financial Trends

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

Revenue Capacity

These schedules contain information to help the reader assess the City's significant local tax sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

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

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial report for the relevant year.

Schedule 1
City of Gulf Shores
Net Position by Component
Last Ten Fiscal Years

	Fiscal Year				
	2015	2016	2017	2018	2019
Governmental Activities					
Net Investment in capital assets	\$ 45,722,455	\$ 45,289,955	\$ 57,682,765	\$ 39,025,026	\$ 52,309,319
Restricted	4,454,624	1,603,565	2,113,341	2,266,096	3,011,050
Unrestricted	15,958,220	19,667,019	21,828,698	50,402,246	47,963,350
Total governmental activities Net Position	<u>66,135,299</u>	<u>66,560,539</u>	<u>81,624,804</u>	<u>91,693,368</u>	<u>103,283,719</u>
Business-type activities					
Net Investment in capital assets	1,962,276	1,935,155	6,772,994	1,872,966	1,460,653
Unrestricted	3,725	3,727	(5,151,544)	3,026	2,780
Total business-type activities Net Position	<u>1,966,001</u>	<u>1,938,882</u>	<u>1,621,450</u>	<u>1,875,992</u>	<u>1,463,433</u>
Primary government					
Net Investment in capital assets	47,684,731	47,225,110	64,455,759	40,897,992	53,769,972
Restricted**	4,454,624	1,603,565	2,113,341	2,266,096	3,519,464
Unrestricted	15,961,945	19,670,746	16,677,154	50,405,272	47,966,130
Total primary government Net Position	<u>\$ 68,101,300</u>	<u>\$ 68,499,421</u>	<u>\$ 83,246,254</u>	<u>\$ 93,569,360</u>	<u>\$ 105,255,566</u>

Schedule 1
City of Gulf Shores
Net Position by Component
Last Ten Fiscal Years

	Fiscal Year				
	2020	2021	2022	2023	2024
Governmental Activities					
Net Investment in capital assets	\$ 64,803,007	81,711,353	88,386,182	100,240,989	108,597,977
Restricted	4,256,377	4,092,962	3,449,657	15,893,229	47,981,185
Unrestricted	38,917,065	44,426,301	57,829,859	66,230,619	72,455,641
Total governmental activities Net Position	<u>107,976,449</u>	<u>130,230,616</u>	<u>149,665,698</u>	<u>182,364,837</u>	<u>229,034,803</u>
Business-type activities					
Net Investment in capital assets	1,738,726	1,937,906	1,939,290	1,945,674	1,324,768
Restricted	334,569	331,731	329,799	7,714,433	383,672
Unrestricted	3,102	(202,312)	(199,310)	(7,716,836)	3,124
Total business-type activities Net Position	<u>2,076,397</u>	<u>2,067,325</u>	<u>2,069,779</u>	<u>1,943,271</u>	<u>1,711,564</u>
Primary government					
Net Investment in capital assets	66,541,733	83,649,259	90,325,472	102,186,663	109,922,745
Restricted	4,590,946	4,424,693	3,779,456	23,607,662	48,364,857
Unrestricted	38,920,167	44,223,989	57,630,549	58,513,783	72,458,765
Total primary government Net Position	<u>\$ 110,052,846</u>	<u>\$ 132,297,941</u>	<u>\$ 151,735,477</u>	<u>\$ 184,308,108</u>	<u>\$ 230,746,367</u>

Schedule 2
City of Gulf Shores
Changes in Net Position, Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2015	2016	2017	2018	2019
Expenses					
Governmental activities:					
Executive	4,459,113.00	4,657,072.00	4,889,329.00	3,839,222.00	5,516,039.00
Municipal Court	360,707	433,826	471,390	415,069	463,210
Police	4,960,912	5,656,457	5,788,741	6,882,556	6,977,146
Fire	4,843,162	3,408,579	4,018,363	4,225,805	6,069,504
Public Works	7,053,798	7,637,148	7,360,994	9,204,974	9,299,293
Community and Economic Affairs	7,212,912	7,608,894	8,181,961	7,914,734	11,814,216
Other	1,415,022	1,107,600	1,219,902	2,471,215	2,593,443
Total governmental activities expenses	<u>30,305,626</u>	<u>30,509,576</u>	<u>31,930,680</u>	<u>34,953,575</u>	<u>42,732,851</u>
Business-type activities:					
Jack Edwards Airport, Airport Authority					
Public Education Authority	27,121	27,121	507,334	418,585	549,754
Total business-type activities expenses	<u>27,121</u>	<u>27,121</u>	<u>507,334</u>	<u>418,585</u>	<u>549,754</u>
Total primary government expenses	<u>30,332,747</u>	<u>30,536,697</u>	<u>32,438,014</u>	<u>35,372,160</u>	<u>43,282,605</u>
Program Revenues					
Governmental activities:					
Charges for services:					
Executive	11,843	11,934	27,800	27,600	21,350
Municipal Court	619,101	791,319	677,852	841,030	675,712
Police	38,188	46,172	54,513	61,206	83,898
Fire	31,520	56,285	69,919	78,525	106,012
Community and Economic Affairs	4,845,158	5,322,428	5,675,171	5,816,368	6,455,422
Public Works	394,250	695,612	829,859	817,543	1,242,931
Operating Grants and Contributions	755,096	1,213,150	8,306,995	1,738,549	7,539,992
Capital Grants and Contributions	-	2,326,999	215,684	30,000	-
Total governmental activities program revenues	<u>6,695,156</u>	<u>10,463,899</u>	<u>15,857,793</u>	<u>9,410,821</u>	<u>16,125,317</u>
Business-type activities					
Charges for services					
Public Education Building Authority	-	-	177,289	606,464	609,050
Airport Authority					564,061
Total business-type activities program revenues	<u>-</u>	<u>-</u>	<u>177,289</u>	<u>606,464</u>	<u>609,050</u>
Total primary government program revenues	<u>\$ 6,695,156</u>	<u>\$ 10,463,899</u>	<u>\$ 16,035,082</u>	<u>\$ 10,017,285</u>	<u>\$ 16,734,367</u>
Net (Expense)/Revenue					
Governmental activities	\$ (23,610,470)	\$ (20,045,677)	\$ (16,072,887)	\$ (25,542,754)	\$ (26,607,534)
Business-type activities	(27,121)	(27,121)	(330,045)	187,879	59,296
Total primary government net expense	<u>(23,637,591)</u>	<u>(20,072,798)</u>	<u>(16,402,932)</u>	<u>(25,354,875)</u>	<u>(26,548,238)</u>
General Revenues and Other Changes in Net Position					
Governmental activities:					
Taxes					
Property taxes	2,715,667	2,871,351	3,064,738	3,387,950	3,521,657
Local taxes	22,565,403	24,313,543	25,461,563	30,073,209	34,127,612
Franchise taxes	1,244,634	1,221,712	1,410,132	1,560,508	1,756,512
State taxes	379,494	477,632	624,254	753,830	-
Investment earnings	33,835	40,343	46,475	169,941	472,515
Miscellaneous	110,376	495,604	139,353	128,663	143,677
Net increase(decrease) in fair value of investments					
Gain/(Loss) on Disposal of Assets	34,369	(1,703)	420,927	59,649	(1,824,088)
Transfers				(522,432)	
Total governmental activities	<u>27,083,778</u>	<u>29,418,482</u>	<u>31,167,442</u>	<u>35,611,318</u>	<u>38,197,885</u>
Business-type activities:					
Investment earnings	2	2	12,613	66,663	36,559
Miscellaneous					
Transfers					
Total business-type activities	<u>2</u>	<u>2</u>	<u>12,613</u>	<u>66,663</u>	<u>36,559</u>
Total primary government	<u>27,083,780</u>	<u>29,418,484</u>	<u>31,180,055</u>	<u>35,677,981</u>	<u>38,234,444</u>
Changes in Net Position					
Governmental activities	3,473,308	9,372,805	15,094,555	10,068,564	11,590,351
Business-type activities	(27,119)	(27,119)	(317,432)	254,542	95,855
Total primary government	<u>\$ 3,446,189</u>	<u>\$ 9,345,686</u>	<u>\$ 14,777,123</u>	<u>\$ 10,323,106</u>	<u>\$ 11,686,206</u>

Schedule 2
City of Gulf Shores
Changes in Net Position, Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2020	2021	2022	2023	2024
Expenses					
Governmental activities:					
Executive	5,586,234.00	5,980,880.00	6,651,238.00	7,751,803.00	8,463,907
Municipal Court	471,958	504,757	497,479	558,798	600,984
Police	7,821,554	8,112,613	8,650,957	10,083,453	10,942,754
Fire	6,179,670	6,485,696	7,725,480	9,799,109	10,512,213
Public Works	20,839,816	11,713,518	11,910,783	29,895,179	14,137,380
Community and Economic Affairs	10,619,654	11,327,101	11,749,132	19,426,161	13,167,008
Other	2,877,819	2,993,947	9,388,228	5,833,600	6,421,685
Total governmental activities expenses	54,396,705	47,118,512	56,573,297	83,348,103	64,245,931
Business-type activities:					
Public Education Auth & Public Park & Rec Board	610,990	615,644	609,466	742,359	1,111,053
Total business-type activities expenses	610,990	615,644	609,466	742,359	1,111,053
Total primary government expenses	55,007,695	47,734,156	57,182,763	84,090,462	65,356,984
Program Revenues					
Governmental activities:					
Charges for services:					
Executive	9,270	19,000	14,299	20,250	10,080
Municipal Court	538,415	690,377	891,516	808,687	833,193
Police	105,751	122,304	119,485	160,840	70,571
Fire	140,144	152,846	165,941	254,611	112,700
Community and Economic Affairs	6,004,459	7,289,869	8,432,868	10,294,521	9,029,372
Public Works	1,407,291	1,790,595	1,818,268	2,515,690	881,407
Operating Grants and Contributions	9,397,880	3,433,535	4,156,705	19,133,257	6,676,658
Capital Grants and Contributions	882,061	2,337,887	1,550,194	6,814,447	12,391,773
Total governmental activities program revenues	18,485,271	15,836,413	17,149,276	40,002,303	30,005,754
Business-type activities					
Charges for services					
Public Education Auth & Public Park & Rec Board	610,350	606,550	610,850	609,850	608,700
Airport Authority	543,137	618,025	715,310	706,804	1,005,744
Total business-type activities program revenues	610,350	606,550	610,850	609,850	608,700
Total primary government program revenues	\$ 19,095,621	\$ 16,442,963	\$ 17,760,126	\$ 40,612,153	\$ 30,614,454
Net (Expense)/Revenue					
Governmental activities	\$ (35,911,434)	\$ (31,282,099)	\$ (39,424,021)	\$ (43,345,800)	\$ (34,240,177)
Business-type activities	(640)	(9,094)	1,384	(132,509)	(502,353)
Total primary government net expense	(35,912,074)	(31,291,193)	(39,422,637)	(43,478,309)	(34,742,530)
General Revenues and Other Changes in Net Position					
Governmental activities:					
Taxes					
Property taxes	3,807,136	3,853,824	4,700,493	6,176,986	6,524,852
Local taxes	34,353,515	48,241,430	53,027,051	60,061,548	62,647,903
Franchise taxes	1,442,306	1,579,748	2,127,095	2,160,719	2,291,690
State taxes	-	-	-	-	-
Investment earnings	493,942	165,155	2,560,003	5,249,030	6,736,899
Miscellaneous	644,389	636,286	684,157	980,252	711,896
Net increase(decrease) in fair value of investments			(5,206,397)	2,454,479	1,922,172
Gain/(Loss) on Disposal of Assets	19,466	(71,411)	966,700	1,600,900	74,731
Transfers					
Total governmental activities	40,760,754	54,405,032	58,859,102	78,683,914	80,910,143
Business-type activities:					
Investment earnings	964	22	1,018	6,001	270,646
Miscellaneous			52	-	-
Transfers					
Total business-type activities	964	22	1,070	6,001	270,646
Total primary government	40,761,718	54,405,054	58,860,172	78,689,915	81,180,789
Changes in Net Position					
Governmental activities	4,849,320	23,122,933	19,435,081	35,338,114	46,669,966
Business-type activities	324	(9,072)	2,454	(126,508)	(231,707)
Total primary government	\$ 4,849,644	\$ 23,113,861	\$ 19,437,535	\$ 35,211,606	\$ 46,438,259

Schedule 3
City of Gulf Shores
Fund Balances, Governmental Funds
Past Ten Fiscal Years
(Modified accrual basis of accounting)

	Fiscal Year				
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
General Fund					
Reserved					
Unreserved					
Nonspendable	447,410	543,176	519,071	358,728	474,997
Spendable:					
Restricted	111,473	142,145	133,904	184,255	320,765
Committed	7,621,040	7,624,851	7,628,664	7,213,450	18,804,442
Assigned					
Unassigned	<u>15,825,708</u>	<u>18,145,189</u>	<u>20,887,962</u>	<u>28,868,213</u>	<u>20,053,388</u>
Total general fund	<u>24,005,631</u>	<u>26,455,361</u>	<u>29,169,601</u>	<u>36,624,646</u>	<u>39,653,592</u>
Other Governmental Funds					
Reserved					
Unreserved, reported in:					
Storm Damage Fund					
Debt Service fund					
Capital Projects funds					
Special Revenue funds					
Nonspendable	811,678	-	25,000	-	
Spendable:					
Restricted	3,217,766	1,113,784	584,857	3,550,057	16,020,317
Committed	1,296,904	1,520,905	1,372,145	(225,158)	3,010,399
Unassigned	<u>(311,979)</u>	<u>(286,924)</u>	<u>-</u>	<u>19,733,095</u>	<u>(335,841)</u>
Total - governmental funds	<u>\$ 29,020,000</u>	<u>\$ 28,803,126</u>	<u>\$ 31,151,603</u>	<u>\$ 59,682,640</u>	<u>\$ 58,348,467</u>

Schedule 3
City of Gulf Shores
Fund Balances, Governmental Funds
Past Ten Fiscal Years
(Modified accrual basis of accounting)

	Fiscal Year				
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Fund					
Reserved					
Unreserved					
Nonspendable	480,789	531,865	566,232	629,977	735,651
Spendable:					
Restricted	109,450	219,169	191,606	160,872	161,279
Committed	15,836,577	15,767,188	14,735,708	43,544,397	43,646,139
Assigned					
Unassigned	<u>35,266,790</u>	<u>29,931,943</u>	<u>47,066,824</u>	<u>27,144,303</u>	<u>35,349,817</u>
Total general fund	<u>51,693,606</u>	<u>46,450,165</u>	<u>62,560,370</u>	<u>71,479,549</u>	<u>79,892,886</u>
Other Governmental Funds					
Reserved					
Unreserved, reported in:					
Storm Damage Fund					
Debt Service fund					
Capital Projects funds					
Special Revenue funds					
Nonspendable				918,568	918,568
Spendable:					
Restricted	4,146,927	3,873,793	3,258,051	15,732,357	47,819,906
Committed	19,852,687	20,560,160	161,892,038	145,793,241	99,760,117
Assigned	22,876	22,891	22,897	743,406	3,928,626
Unassigned	<u>(1,807,388)</u>	<u>(869,069)</u>	<u>2,535,412</u>	<u>(383,888)</u>	<u>41,690</u>
Total - governmental funds	<u>\$ 73,908,708</u>	<u>\$ 70,037,940</u>	<u>\$ 230,268,768</u>	<u>\$ 234,283,233</u>	<u>\$ 232,361,793</u>

Schedule 4
City of Gulf Shores
Changes in Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2015	2016	2017	2018	2019
Revenues					
Taxes					
Property	\$ 2,715,667	\$ 2,871,352	\$ 3,064,738	\$ 3,387,950	\$ 3,521,657
Local	22,565,403	24,313,542	25,461,564	30,073,209	34,127,612
Licenses, fees and permits	2,854,090	3,314,362	3,342,128	3,482,009	4,088,484
Fines and forfeitures	470,778	595,810	513,813	595,069	485,660
Utility tax equivalents	1,244,634	1,221,712	1,410,132	1,560,508	1,756,512
Intergovernmental	1,203,998	1,815,057	1,441,591	2,533,742	5,372,060
Investment earnings	33,836	40,343	46,475	169,941	472,516
Impact fees	415,941	746,976	893,495	870,345	1,363,358
BP lost revenues	-	271,582	-	-	-
Assessments/Rental Income	35,276	499,015	-	-	-
Other revenues	2,205,074	2,267,330	2,767,825	2,692,149	2,668,003
Total Revenues	33,744,697	37,957,081	38,941,761	45,364,922	53,855,862
Expenditures					
General government	4,322,578	1,721,831	4,886,896	5,227,506	4,957,019
Police	4,992,638	5,130,530	5,562,947	6,701,010	7,228,492
Fire	3,639,166	2,886,570	3,834,578	4,176,099	5,310,339
Community and Economic Affairs	6,564,129	4,893,969	6,933,897	7,024,825	7,676,280
Public Works	8,308,196	9,018,160	10,542,619	8,857,930	8,479,245
Appropriations	113,027	220,233	254,767	780,818	3,548,574
Capital outlay	7,014,879	8,730,456	17,325,854	16,091,600	19,625,071
Beach restoration	61,212	52,800	47,700	-	-
Principal	12,396,644	8,007,570	15,559,577	18,305,287	5,581,156
Interest	1,210,773	1,115,452	1,140,750	1,972,662	2,589,636
Miscellaneous	187,064	48,790	39,450	80,746	292,396
Litigation Settlement	-	-	27,850	451,821	-
Total Expenditures	48,810,306	41,826,361	66,156,885	69,670,304	65,288,208
Excess(Deficiency) of revenues over (under) expenditures	(15,065,609)	(3,869,280)	(27,215,124)	(24,305,382)	(11,432,346)
Other Financing Sources (Uses)					
Bond Issue Proceeds	15,152,340	3,644,640	17,545,645	49,740,305	18,684,272
Transfers In	7,444,384	11,184,891	15,043,991	29,140,443	12,765,608
Transfers Out	(7,444,384)	(11,184,891)	(15,043,991)	(29,140,443)	(12,765,607)
Total Other Financing Sources and (Uses)	15,152,340	3,644,640	17,545,645	49,740,305	18,684,273
Net change in Fund Balance	\$ 86,731	\$ (224,640)	\$ (9,669,479)	\$ 25,434,923	\$ 7,251,927
Debt service as a percentage of noncapital expenditures	33%	28%	34%	38%	18%

Schedule 4
City of Gulf Shores
Changes in Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Revenues					
Taxes					
Property	\$ 3,807,136	3,853,836	4,700,493	6,176,986	6,524,852
Local	34,683,293	48,620,698	53,428,165	60,571,020	63,177,111
Licenses, fees and permits	4,538,687	4,815,540	5,742,094	6,783,558	5,499,794
Fines and forfeitures	384,382	483,847	550,889	485,184	528,032
Utility tax equivalents	1,442,306	1,579,748	5,138,003	2,160,719	2,291,690
Intergovernmental	9,626,097	4,279,081	1,168,580	24,691,471	18,940,488
Investment earnings	493,942	165,156	2,560,003	5,249,030	6,577,884
Impact fees	1,575,778	1,985,359	2,005,544	2,813,483	940,776
Net increase(decrease)investments*			(5,206,397)	2,454,479	1,922,172
Assessments/Rental Income					
Other revenues	2,674,956	4,529,607	4,651,379	5,700,135	4,466,021
Total Revenues	<u>59,226,577</u>	<u>70,312,872</u>	<u>74,738,753</u>	<u>117,086,065</u>	<u>110,868,820</u>
Expenditures					
General government	5,094,038	5,387,726	6,110,697	7,146,353	7,559,150
Police	7,928,044	8,702,949	9,481,132	10,273,253	11,093,704
Fire	5,493,692	5,889,993	7,279,346	9,194,580	9,351,957
Community and Economic Affairs	7,884,411	8,436,389	9,092,855	9,706,612	10,415,015
Public Works	20,212,380	11,143,889	10,930,027	27,669,896	12,023,224
Appropriations	6,244,145	1,982,890	2,000,831	8,940,671	1,923,799
Capital outlay	14,538,127	16,380,326	8,317,006	30,771,962	85,698,233
Beach restoration					
Principal	4,299,917	20,393,519	10,959,552	18,226,410	21,801,986
Interest	2,565,537	2,987,360	5,447,252	6,001,011	6,259,010
Miscellaneous	38,105	2,673	219,436	80,759	88,653
Bond Issuance Costs					
Total Expenditures	<u>74,298,396</u>	<u>81,307,714</u>	<u>69,838,134</u>	<u>128,011,507</u>	<u>166,214,731</u>
Excess(Deficiency) of revenues over (under) expenditures	<u>(15,071,819)</u>	<u>(10,994,842)</u>	<u>4,900,619</u>	<u>(10,925,442)</u>	<u>(55,345,911)</u>
Other Financing Sources (Uses)					
Bond Issue/Loan Proceeds/CapASale	19,780,114	7,124,073	155,330,209	17,578,884	53,424,471
Transfers In	37,721,253	30,343,653	20,708,214	29,773,615	38,535,267
Transfers Out	(37,721,253)	(30,343,653)	(20,708,214)	(29,773,615)	(38,535,267)
Total Other Financing Sources and (Uses)	<u>19,780,114</u>	<u>7,124,073</u>	<u>155,330,209</u>	<u>17,578,884</u>	<u>53,424,471</u>
Net change in Fund Balance	\$ 4,708,295	\$ (3,870,769)	\$ 160,230,828	\$ 6,653,442	\$ (1,921,440)
Debt service as a percentage of noncapital expenditures	11%	36%	27%	25%	35%

*Loss on investments new 2022

Schedule 5
City of Gulf Shores
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Class I Utility Property	Class II Commercial*	Class III Residential	Less Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value*	Taxable Assessed Value as a Percentage of Actual Taxable Value
2024	8,189,560	1,219,947,660	342,280,860	181,945,700	1,388,472,380	4.97	\$ 9,549,845,433	14.54%
2023	8,361,020	1,133,665,880	312,762,240	172,792,860	1,281,996,280	4.84	\$ 8,823,821,867	14.53%
2022	8,126,960	922,548,920	248,151,260	158,561,460	1,020,265,680	4.98	\$ 7,121,347,067	14.33%
2021	8,007,700	743,590,900	202,824,720	136,488,380	817,934,940	4.98	\$ 5,772,894,033	14.17%
2020	7,634,540	718,215,680	194,400,160	130,360,220	789,890,160	4.98	\$ 5,560,528,467	14.21%
2019	7,634,540	671,084,200	178,417,080	123,009,200	734,126,620	4.98	\$ 5,165,040,267	14.21%
2018	7,477,200	614,995,460	161,236,600	115,640,840	668,068,420	4.98	\$ 4,712,267,300	14.18%
2017	8,097,500	572,756,300	145,944,220	110,740,620	616,057,400	4.99	\$ 4,350,215,367	14.16%
2016	8,649,240	537,851,520	133,328,920	113,846,360	565,983,320	4.99	\$ 4,051,377,600	13.97%
2015	8,608,400	512,195,700	125,447,700	111,452,940	534,798,860	4.99	\$ 3,844,150,167	13.91%
2014	7,050,020	529,539,560	117,188,520	146,793,660	506,984,440	4.91	\$ 3,843,083,067	13.19%

Source: Baldwin County Revenue Commissioner State of Alabama - Abstract of Assessment, Exemptions and Ad Valorem Taxes.

Notes: The county assesses property at 30 percent of actual value for utility property and 10 percent for residential property. All other property, including commercial is assessed at 20%.

*2014 Commercial Value decline due to county adjustment of valuation of condominium projects to stop "double counting" the value of the condominiums per Walt Lindsey, Chief Appraiser, Baldwin County.

Schedule 6
City of Gulf Shores
Property Tax Levies and Collections (Unaudited)
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Year	Taxable Property Assessed Valuation	Current Collections	Subsequent Collections	Total Collections	Percent Parcels Paid
2024	6,900,928	1,388,938,060	6,744,895	6,541	6,751,436	97.83%
2023	6,351,223	1,293,320,740	6,347,610	386	6,347,996	99.53%
2022	5,082,027	1,020,593,160	5,079,431	-448.4	5,078,982	99.84%
2021	4,073,801	818,167,820	4,073,713	-2,805	4,070,908	99.39%
2020	3,930,996	790,117,460	3,924,775	1,520	3,926,295	99.35%
2019	3,650,681	734,155,980	3,635,767	10,378	3,646,145	99.37%
2018	3,328,239	668,109,200	3,325,733	603	3,326,336	99.38%
2017	3,067,911	616,090,320	3,059,101	6,249	3,065,350	99.29%
2016	2,825,116	566,085,720	2,818,862	3,255	2,822,117	98.94%
2015	2,665,339	534,967,860	2,661,867	1,604	2,663,471	99.11%

	Levy Rate
State of Alabama	6.5 mills
City of Gulf Shores	5 mills
Baldwin County:	
General	5 mills
Schools	9 mills
Roads and Bridges	2.5 mills
Special School District	3 mills
Fire	1.5 mills
Health	.5 mills
Total	33 Mills

**Schedule 7
City of Gulf Shores
Principal Property Taxpayers
Current Year and Ten Years Ago**

<u>Taxpayer</u>	2024			2014		
	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total City Taxable Assessed Value</u>
100 Emerald Greens LLC UC Funds	\$ 10,360,560.00	1	0.75%			
Mid America Apartments LP	9,233,700	2	0.66%			
Phoenix Gulf Shores II LLC	7,448,540	3	0.54%			
Regency Place LLC	7,145,820	4	0.51%			
Baldwin Co Electric	7,341,140	5	0.53%	4,625,420	1	0.93%
Terry Elkins	6,975,160	6	0.50%			
100 Emerald Greens LLC	5,649,080	7	0.41%			
BFG SRID Gulf Shores Propco IV LLC	5,316,460	8	0.38%			
Villas at Bon Secour	4,956,760	9	0.36%			
21300 Sweetwater LLC	4,889,280	10	0.35%	1,814,160	8	0.36%
Baldwin Co Electric Membership						
The Links at Gulf Shores				4,459,420	2	0.89%
The Links at Gulf Shores LP				3,893,760	3	0.78%
Colonial Realty Limited Partnership				3,881,280	4	0.78%
Walmart Real Estate Business Trust				2,627,480	5	0.53%
Beach Place Development LLC				2,254,760	6	0.45%
Target Corporation				2,066,200	7	0.41%
Gulf Shores Riviera LLC				1,749,680	9	0.35%
Seawind Development Co LLC				1,676,440	10	0.34%
Total Assessment (All GS)	<u><u>\$ 1,388,938,060</u></u>		<u><u>4.24%</u></u>	<u><u>\$ 499,994,940</u></u>		<u><u>5.81%</u></u>

Source: Baldwin County Revenue Commissioner's Office.

Schedule 8
City of Gulf Shores
Principal Sales Tax Remitters
Current Year and Ten Years Ago

Tax Remitter Classification	2024			2014		
	Tax Liability	Rank	Percentage of Total	Tax Liability	Rank	Percentage of Total
Accomodation & Food Services	\$ 7,451,600	1	32.37%			
Retail Trade	3,224,919	2	14.01%	\$ 2,120,967	1	29.92%
Accomodation & Food Services	2,911,651	3	12.65%	1,080,394	2	15.24%
Accomodation & Food Services	2,759,937	4	11.99%			
Accomodation & Food Services	1,592,919	5	6.92%			
Retail Trade	1,279,609	6	5.56%	679,737	3	9.59%
Retail Trade	1,159,134	7	5.03%	656,374	4	9.26%
Accomodation & Food Services	960,387	8	4.17%	497,074	5	7.01%
Retail Trade	851,403	9	3.70%	496,007	6	7.00%
Accomodation & Food Services	830,468	10	3.61%	445,101	7	6.28%
Arts, Entertainment & Recreation			-	379,512	8	5.35%
Accomodation & Food Services			-	369,884	9	5.22%
Accomodation & Food Services			-	363,679	10	5.13%
Retail Trade			-			0.00%
Total Sales Tax	<u>\$ 23,022,027</u>		<u>100.00%</u>	<u>\$ 7,088,729</u>		<u>100.00%</u>

Schedule 9
City of Gulf Shores
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	City Direct Rate	Baldwin County
2015 *	3.00%	3.00%
2016 *	3.00%	3.00%
2017 *	3.00%	3.00%
2018 *	3.00%	3.00%
2019 *	3.00%	3.00%
2020 *	3.00%	3.00%
2021 *	3.00%	3.00%
2022 *	3.00%	3.00%
2023 *	3.00%	3.00%
2024 *	3.00%	3.00%

Source: Alabama Department of Revenue, www.revenue.alabama.gov

* Includes 1% Sales & Use Tax for Schools

Schedule 10
City of Gulf Shores
Direct and Overlapping Debt
As of December 31, 2024

	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt(1)
Direct General Obligation Debt:			
City of Gulf Shores Warrants	256,204,133		
Plus: Unamortized Premium	2,562,522		
Total Gulf Shores Warrants	258,766,655	100.00%	\$ 258,766,655
Overlapping General Obligation Debt:			
Baldwin County Warrants	41,150,000		
Less: Unamortized Discount	(15,464)		
Plus: Unamortized Premium	1,225,602		
Total Baldwin County Warrants	42,360,138	14.52%	6,152,000
Baldwin County Board of Education Unamortized Amounts:	192,634,000		
Add: Unamortized Premium	15,350,998		
Total Baldwin Board of Education Warrants	207,984,998	14.26%	29,657,458
Total Overlapping General Obligation Debt	250,345,136		35,809,457
Total Direct and Overlapping General Obligation Debt			294,576,112
Overlapping Guaranteed Revenue Debt			
Public Education Building Authority & Parks Bonds	16,920,000		
Add: Unamortized Premium	509,201		
Total Overlapping Guaranteed Revenue Debt	17,429,201	100%	17,429,201
Total Direct, Overlapping and Overlapping Guaranteed Revenue Debt			\$ 312,005,313
Debt per Capita			
Direct General Obligation Debt			\$ 14,845.20
Overlapping General Obligation Debt			2,054.35
Overlapping Guaranteed Revenue Debt			999.90
			\$ 17,899.45

Source: Baldwin County 2023 Audit, Baldwin County Board of Education 2024 Audit

(1) Calculation of the Overlapping debt was determined by allocating the percentage of Assessed Value for the city versus the total for the county.

Schedule 11
City of Gulf Shores
Ratios of Outstanding Debt by Type (Unaudited)
Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Business Type Activities		Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Unamortized Premiums	PEBA PPRB Bonds	Unamortized Premiums			
2015	40,715,149	989,950	-		41,705,099	12.0%	3,747
2016	36,830,041	937,873	-		37,767,914	10.7%	3,231
2017	38,390,463	856,225	10,050,000	914,358	50,211,046	13.5%	4,252
2018	66,340,507	4,085,434	9,835,000	883,880	81,144,821	18.5%	6,483
2019	79,654,712	3,868,123	9,650,000	853,401	94,026,236	19.9%	7,371
2020	95,105,972	3,641,446	9,460,000	822,922	109,030,340	20.9%	7,262
2021	81,682,452	3,303,626	9,270,000	792,443	95,048,521	17.4%	6,040
2022	225,479,751	3,050,347	9,070,000	761,965	238,362,063	35.5%	14,720
2023	224,753,341	2,802,420	17,130,000	533,065	245,218,826	31.6%	14,068
2024	256,204,133	2,562,522	16,920,000	509,201	276,195,856	35.6%	15,845

Schedule 12
City of Gulf Shores
Ratios of General Bonded Debt Outstanding (Unaudited)
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Plus Unamortized Premiums	Less: Amounts Available in Debt Service Fund	Total	% of Actual Taxable Value of Property	Per Capita
2015	40,715,149	989,950	2,448,965 *	39,256,134	1.02%	3,527
2016	36,830,041	937,873	-	37,767,914	0.93%	3,231
2017	38,390,463	856,225	-	39,246,688	0.90%	3,323
2018	66,340,507	4,085,434	-	70,425,941	1.49%	5,626
2019	79,654,712	3,868,123	-	83,522,835	1.62%	6,547
2020	95,105,972	3,641,446	-	98,747,418	1.78%	6,577
2021	81,682,452	3,303,626	-	84,986,078	1.47%	5,401
2022	225,479,751	3,050,347	-	228,530,098	3.21%	14,113
2023	224,753,341	2,802,420	-	227,555,761	2.38%	14,053
2024	256,204,133	2,562,522	-	258,766,655	2.93%	14,845

*2015 Escrow included

Schedule 13
City of Gulf Shores
Full-time Equivalent City Government Employees by Function/Program
Past Ten Years

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Government										
City Hall	24	24	25	26	33	33	34	32	30	37
Community Development/ Building	4	4	4	4	5	5	5	5	6	7
Court	5	6	6	6	7	7	6	6	6	6
Police	4	4	4	4	6	6	6	6	5	6
Fire	63	69	69	72	71	72	76	65	81	84
Public Works	43	46	46	48	55	55	59	67	73	73
Engineering	56	57	57	57	58	53	56	50	55	61
Recreation	0	0	0	0	0	6	6	6	5	6
Airport	45	46	50	49	51	54	54	49	55	58
Total	<u>2</u>	<u>3</u>	<u>3</u>	<u>3</u>						
	<u>246</u>	<u>258</u>	<u>263</u>	<u>268</u>	<u>288</u>	<u>293</u>	<u>304</u>	<u>289</u>	<u>319</u>	<u>341</u>

Schedule 14
City of Gulf Shores
Operating Indicators by Function/Program

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General government										
Building permits issued	586	782	896	1,295	998	1,879	2,131	1,477	1,317	951
Building inspections conducted	2,337	3,098	3,914	6,246	7,602	5,783	7,590	8,107	10,481	5,706
Business Licenses issued	7,551	7,974	8,392	8,555	8,658	8,741	9,175	9,443	9,958	9,897
Police										
Physical arrests	1,510	2,048	1,879	1,831	970	994	1,455	1,652	1,198	1,426
Traffic violations	1,595	2,029	2,058	2,124	1,539	1,021	1,652	1,367	1,904	2,126
Officers	45	47	47	50	50	51	52	52	57	65
Fire										
Emergency responses	3,073	3,146	3,149	3,297	3,090	3,335	4,195	3,811	4,250	4,030
Fires extinguished	72	83	54	63	72	71	77	74	44	54
Community Risk Reduction*	1,800	1,975	1,950	1,650	2,110	1,160	2,098	3,265	2,943	2,677
Full time staff	43	44	46	48	55	56	56	66	72	72
Seasonal Lifeguards / Rangers	0	0	0	0	34	34	34	34	37	40
Part-time Firefighters	8	10	4	0	0	0	0	7	9	9
Engineering										
Street resurfacing (linear feet)	12,270	8,200	8,100	5,510	8,960	31,500	12,550	26,256	17,005	19,625
Sidewalks (linear feet)		1,600	10,760	3,265	4,950	267	4,467	3,403	510	90
Bike Lanes (linear feet)**		780	2,800	40,800	11,800	19,200	9,420	7,200	0	3,900
Multi-use path resurfacing							17,700	0	0	0

*Community Risk Reduction includes:

All inspections (Fire Code, New Construction, and Building Inspections, Business License renewal, Fire & Life Safety Education, ARFF/Airport Safety, Plans review. Fire & Life Safety Education includes: Beach Safe, Fire Prevention Week at the schools, Harvest Festival, Day Cares facilities, SPARC Summer Camp, and Home Safety Visits/Smoke Alarm installations.

**2018 includes improved bike lanes on Beach Boulevard; 2020 includes Coastal Gateway Blvd, West Lagoon Ave and West 2nd Street

Schedule 15
City of Gulf Shores
Capital Asset Statistics by Function/Program
Past Ten Years

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Stations	1	1	1	1	1	2	2	2	2	2
Fire Stations	4	4	4	5	5	5	5	5	5	5
Parks and recreation										
Football/Track Stadium	1	1	1	1	1	1	1	1	1	1
Softball/Baseball fields	15	15	15	15	15	15	15	15	15	11
Soccer field	1	1	1	1	1	1	1	1	1	1
Parks	8	8	8	8	8	8	8	8	8	8
Tennis Courts	18	18	18	18	18	18	18	18	18	18
Pickleball Courts	0	0	0	0	0	0	0	12	12	12
Basketball Courts	3	5	5	5	5	5	5	5	5	5
Swimming Pool	1	1	1	1	1	1	1	1	1	1
Gymnasium	2	2	2	2	2	2	2	2	2	2
Transit - (vans)	5	5	5	3	3	3	3	3	3	3
Public Works										
Maintained Streets (miles)	74	75.67	84.22	84.22	85.78	89.9	90.5	90.6	90.3	91.9
Traffic Signals	24	24	24	25	25	27	27	27	30	29
Streetlights	2,234	2,403	2,403	2,449	2,422	2,617	2,670	2,558	2,558	2,555

Schedule 16
City of Gulf Shores
Population

Census Year	City of Gulf Shores
1960	356
1970	909
1980	1,349
1990	3,261
2000	5,044
2010	9,741
2012	10,118
2013	10,765
2014	10,963
2015	11,131
2016	11,689
2017	11,809
2018	12,517
2019	12,757
2020	15,014
2021	15,736
2022	16,193
2023	16,850
2024	17,431

Per Capita Income

	<u>1979</u>	<u>1989</u>	<u>1999</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>	<u>2024</u>
Gulf Shores	7,761	17,414	24,356	28,522	34,792	41,513	44,451
State of Alabama	5,894	11,486	18,189	22,984	28,934	33,344	56,684

Median Family Income

	<u>1989</u>	<u>1999</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>	<u>2024</u>
Gulf Shores	34,257	51,862	45,801	53,209	62,021	73,873
State of Alabama	28,688	41,657	42,081	52,035	59,609	62,027

Source: United States Bureau of the Census Quick Facts

Schedule 17
Unemployment Rates

	<u>2013</u>	<u>2014</u>	<u>2016</u>	<u>2018</u>	<u>2020</u>	<u>2023</u>	<u>2024</u>
Baldwin County	5.80%	6.10%	5.40%	3.60%	5.60%	2.30%	2.70%
Alabama	6.44%	6.80%	5.98%	3.90%	6.00%	2.49%	3.00%

Source: Alabama Department of Labor - data not available for the City of Gulf Shores, only Baldwin County

Schedule 18
City of Gulf Shores
Principal Employers
Current Year and Ten Years Ago

<u>Taxpayer</u>	2024			2014		
	<u>Total Employees</u>	<u>Rank</u>	<u>Percentage of Total Employment</u>	<u>Total Employees</u>	<u>Rank</u>	<u>Percentage of Total Employment</u>
City of Gulf Shores	382	1	4.56%	269	4	4.93%
Gulf Shores City Schools	317	2	3.78%		n/a	0.00%
Walmart	303	3	3.62%		n/a	0.00%
The Lodge at Gulf State Park	295	4	3.52%	220	8	4.04%
Lulu's Gulf Shores	242	5	2.89%	347	2	6.37%
Waterville	232	6	2.77%	365	1	6.70%
The Hangout	173	7	2.07%		n/a	0.00%
Publix	133	8	1.59%		n/a	0.00%
Gulf State Park	122	9	1.46%		n/a	0.00%
Target	120	10	n/a	110	10	2.02%
Original Oyster House	n/a	n/a	n/a	175	9	3.21%
The Beach Club	n/a	n/a	n/a	275	3	5.04%
Brett Robinson	n/a	n/a	n/a	265	5	4.86%
Kaiser	n/a	n/a	n/a	240	7	4.40%
Gulf Shores Public Schools	n/a	n/a	n/a	241	6	4.42%

Source: Employee numbers as reported on City business licenses, and City of Gulf Shores and City Schools from respective HR departments. Total Employment from US Census Bureau.

COMPLIANCE AND INTERNAL CONTROL



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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*

To the Honorable Mayor and Members of the
City Council of Gulf Shores, Alabama

We have audited, in accordance with the 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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of Gulf Shores, Alabama, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise City of Gulf Shores, Alabama's basic financial statements, and have issued our report thereon dated August 21, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Gulf Shores, Alabama's internal control over financial reporting (internal control) to determine the 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 of Gulf Shores, Alabama's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Gulf Shores, Alabama'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 may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Gulf Shores, Alabama'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 determination of financial statement amounts. 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 entity'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.



Grant, Sanders, & Taylor, Inc.
Gulf Shores, Alabama
August 21, 2025



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ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE

To the Honorable Mayor and Members of the
City Council of Gulf Shores, Alabama

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Gulf Shores Alabama's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Gulf Shores Alabama's major federal programs for the year ended December 31, 2024. The City of Gulf Shores Alabama's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Gulf Shores, Alabama 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 for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

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; and 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). 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 City of Gulf Shores, Alabama 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 of Gulf Shores, Alabama'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 of Gulf Shores' federal programs.

Auditors' 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 City of Gulf Shores, Alabama'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*, and the Uniform Guidance 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 City of Gulf Shores, Alabama'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*, and the Uniform Guidance, 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 City of Gulf Shores, Alabama'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 City of Gulf Shores, Alabama'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, but not for the purpose of expressing an opinion on the effectiveness of City of Gulf Shores, Alabama'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.

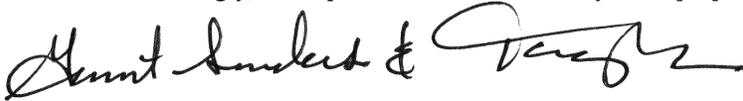
Report on Internal Control over Compliance

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 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 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 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.

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. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink, appearing to read "Grant Sanders & Taylor", written in a cursive style.

Grant, Sanders & Taylor Inc.
Gulf Shores, Alabama
August 21, 2025

CITY OF GULF SHORES, ALABAMA
SCHEDULE OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Expenditures
U.S. Department of Treasury		
Passed Through State Department of Conservation and Natural Resources		
Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States	21.015	\$ 6,285,105
U.S. Department of Transportation		
National Infrastructure Investments	20.933	3,439,946
U.S. Department of Homeland Security		
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	<u>1,582,821</u>
Total Federal Awards		<u><u>\$ 11,307,872</u></u>

CITY OF GULF SHORES, ALABAMA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
DECEMBER 31, 2024

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying Schedule of Federal Awards is presented based on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the related liability is incurred. In applying the susceptible-to-accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. There are, however, essentially two types of such revenues. In one, monies must be expended on the specific purpose or project before any amounts will be paid to the City; therefore, revenues are recognized based upon the expenditures recorded. In the other, monies are virtually unrestricted as to purpose of expenditure and substantially irrevocable; i.e., revocable only for failure to comply with prescribed compliance requirements, such as with equal employment opportunity. These resources are reflected as revenues at the time of receipt or earlier if they meet the availability criteria.

For purposes of the SEFA, federal awards include all grants, contracts, and similar agreements entered into directly with the federal government and other pass-through entities. The City has obtained Catalog of Federal Domestic Assistance (CFDA) numbers to ensure that all programs have been identified in the SEFA. CFDA numbers have been appropriately listed by applicable programs

Indirect Cost Rate

The City has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

CITY OF GULF SHORES, ALABAMA
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 FOR THE YEAR ENDED DECEMBER 31, 2024

SECTION I- SUMMARY OF AUDITORS' RESULTS:

Financial Statements

Type of auditors' report issued: Unmodified Opinion	Unmodified Opinion
Internal control over financial reporting:	
Material weakness(es) identified?	_____ Yes <u> X </u> No
Significant deficiency(ies) identified that are not considered to be material weakness(es)?	_____ Yes <u> X </u> None reported
Noncompliance material to financial statements noted?	_____ Yes <u> X </u> No

Federal Awards

Internal control over major program:	
Material weakness(es) identified?	_____ Yes <u> X </u> No
Significant deficiency(ies) identified that are not considered to be material weakness(es)?	_____ Yes <u> X </u> None reported
Type of auditors' report issued on compliance for major program:	Unmodified Opinion
Any audit findings disclosed that are required to be reported in accordance with 2 CFR Part 200.516 (a)?	_____ Yes <u> X </u> No

Identification of Major Programs

Federal CFDA Number	Federal Program or Cluster
Department of Treasury -- 21.015	Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States
Dollar threshold used to distinguish between type A and type B programs:	\$ 750,000
Auditee qualified as low-risk auditee?	<u> X </u> Yes _____ No

SECTION II- FINANCIAL STATEMENT FINDINGS:

No matters were reportable

SECTION III- FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS:

No matters were reportable