

CITY OF PEMBROKE PINES, FLORIDA



ANNUAL COMPREHENSIVE FINANCIAL REPORT AND COMPLIANCE REPORTS

FISCAL YEAR ENDED
SEPTEMBER 30, 2025

Annual Comprehensive Financial Report
and Compliance Reports
of the
City of Pembroke Pines, Florida

For the Fiscal Year Ended
September 30, 2025



Prepared by
The Finance Department

City of Pembroke Pines, Florida

Fiscal Year Ended September 30, 2025

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I. INTRODUCTORY SECTION (UNAUDITED)

- *Letter of Transmittal*
- *Certificate of Achievement*
- *Listing of City Officials*
- *Organizational Chart*



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May 29, 2026

To the Citizens and Members of the City Commission,
City of Pembroke Pines, Florida:

State law requires that every general-purpose local government publish within nine months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) in the United States and audited in accordance with auditing standards generally accepted in the United States, and government auditing standards by a firm of licensed certified public accountants. Additionally, the City's charter requires an annual audit of the books of accounts, financial records and transactions of all departments of the City by an independent certified public accountant. Pursuant to these requirements, we hereby issue the Annual Comprehensive Financial Report of the City of Pembroke Pines for the fiscal year ended September 30, 2025.

This report consists of management's representations concerning the finances of the City of Pembroke Pines. 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, the City administration has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Pembroke Pines' financial statements in conformity with GAAP. Since the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As administrators, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respect.

The City's financial statements have been audited by RSM US LLP, a licensed certified public accounting firm. The goal of the independent audit was to provide reasonable assurance that the City's financial statements for the fiscal year ended September 30, 2025, 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 upon their audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Pembroke Pines' financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City of Pembroke Pines was part of a broader, federal and state mandated "Single Audit" designed to meet the special needs of federal and state grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the City's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards and state financial assistance. There were no Single Audit findings during the fiscal year ended September 30, 2025.

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

Profile of the Government

The City of Pembroke Pines is a city in Broward County, Florida. The City had a population of 171,413 according to the 2024 Bureau of Economic and Business Research (BEBR) census, making it the 2nd most populous city in Broward County, and the 11th most populous in Florida. The City is located about 15 miles southwest of Fort Lauderdale, in Broward County. Pembroke Pines has an area of approximately 34.25 square miles and is bordered on the east by the City of Hollywood and extends westerly to the Conservation District, and the Everglades. To the south of the City is the City of Miramar, to the northwest are the communities of Southwest Ranches, and Weston, and to the north and northeast are Cooper City, and the Town of Davie. Commercial support includes over 50 neighborhood and community shopping centers, which can supply needed goods and services for the area.

The City of Pembroke Pines was incorporated on January 19, 1960, and operates under a Commission-Manager form of government. The City Commission is comprised of the Mayor, a Vice-Mayor and three other Commissioners who are elected to four-year terms, and who are responsible for enacting ordinances, resolutions and regulations governing the City as well as appointing the City Manager, the City Attorney, the Finance Director, the Commission Auditor, and the members of the various advisory boards. As Chief Administrative Officer, the City Manager is responsible for enforcement of laws and ordinances and hires and supervises the department directors of the City.

In addition to providing residents with public safety, general government, leisure, and public work services, the City provides water, sanitation, a multi-purpose City Center, the Southwest Focal Point Senior Center, recreation facilities, affordable housing residences and services, the Senator Howard C. Forman Human Services Campus, and it owns and operates seven Charter Schools, and an Early Development Center.

The annual budget serves as the foundation for the City of Pembroke Pines' financial planning and control. All departments of the City are required to submit proposed budgets to the City Manager, who makes any necessary revisions. The City Manager then presents to the City Commission for their review, a budget estimate of the expenditures and revenues of all the City's departments and divisions. Two public hearings are conducted to inform the taxpayers of the proposed budget, to receive their comments, and to respond to their questions on the proposed budget. A majority affirmative vote of the quorum is needed to adopt the budget, which is legally enacted prior to October 1st by the passage of an Ordinance, which requires two readings. Section 5.06 of the City Charter provides that no officer, department, or agency may legally expend or contract to expend amounts more than the amounts appropriated for that general classification of expenditures. The City's budget is approved at the fund level. The City Manager and the Finance Director may amend the adopted budget for adjustments within a fund. The City Commission must approve all other budget adjustments as well as any supplemental appropriations. Budget-to-actual comparisons are provided in this report for the General Fund for which an appropriated annual budget has been adopted. The General Fund budgetary comparison schedule, and notes to the budgetary comparison schedule are presented as part of the Required Supplementary Information.

The City owns and operates seven highly rated Charter Schools. These Schools are considered special revenue funds of the City and have a fiscal year ending June 30th. The governing body of the Schools is the City Commission comprising of five voting members which are the City of Pembroke Pines Mayor, Vice Mayor, and three Commissioners. The Pembroke Pines City Manager also serves as the Superintendent of the Charter Schools.

The Schools operate under a charter of the sponsoring school district, the Broward County School Board (the District) and the Florida State University (FSU). Annual budgets are legally adopted in June for all Charter School funds which are governmental funds. The Charter Schools' budgets are approved via a resolution at a public hearing conducted by the City Commission. The adopted budgets are integrated into the accounting software system effective July 1st. Section 30.30(F) of the Code of Ordinances requires a majority affirmative vote of the quorum to adopt the budgets, which prior to July 1st, are legally enacted through passage of a resolution.

Section 5.06 of the City Charter provides that no officer, department or agency may legally expend or contract to expend the amounts in excess of the amounts appropriated for that general classification of expenditures. The budget is adopted at the school level, which is the legal level of control.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when considered from the broader perspective of the economic environment within which the City of Pembroke Pines operates.

Economy

Florida's 2026 financial outlook is positive, thanks to a strong and diverse economy. Tourism, real estate, agriculture, and technology drive steady growth. Florida's GDP is among the highest in the country and has grown faster than the national average, driven by tourism, real estate, healthcare, and professional services. In the 2nd Quarter of 2025, Florida's real economic growth was ranked 30th in the nation (from high to low) with a 3.3% change at annual rate, with personal income up 6.7% ranking 11th nationwide. The entire United States had quarterly growth of 3.8%. Fast population growth and a strong business climate has driven this increase. Big cities like Miami, Orlando, Tampa, and Jacksonville are major economic hubs with many industries. Household consumption accounts for two-thirds of GDP. Florida's rapidly growing population in recent years and relatively high average wages, according to data from the US Bureau of Labor Statistics, contribute to a strong GDP, although the decline in immigration in 2025 and, probably, in 2026 could slow growth.

In November 2025, Florida's unemployment rate is about 4.2%, still lower than the national average of 4.6%. This is up slightly but shows a strong job market. Tourism, hospitality, construction, healthcare, and technology continue to create jobs and attract workers. Growing cities and businesses also help add jobs.

In December 2025, the inflation rate in the Miami-Fort Lauderdale-West Palm Beach area was 2.6% over the previous 12 months, slightly lower than the 2.7% increase in the national consumer price index (CPI), according to the U.S. Bureau of Labor Statistics. Housing costs were a major driver, with rent prices in major Florida cities rising by 6–8% during the year. Additionally, insurance premiums, especially for homeowners, surged by more than 18% due to continued hurricane risks and changes in the insurance market. Food prices also increased by roughly 5%, putting additional pressure on household budgets. These inflationary trends reflected both local factors, such as rapid population growth and housing shortages, as well as broader national and global economic influences. In 2026, cooling real estate prices and a mid-year recovery in the labor market should allow consumers to feel less of the effects of inflation, which will remain strong. As of May 2026, the Federal Reserve has paused its rate-cutting trend, holding the benchmark federal reserve at 3.5% to 3.75% during its April 29, 2026, meeting. Despite previous cuts in late 2025, persistent inflation – driven by energy prices – has caused officials to adopt a more neutral and cautious stance, and will continue to assess incoming data, evolving outlook, and balance of risks. The Federal Reserve is committed to supporting maximum employment and returning the inflation to its 2% objective over the longer run.

Broward County is a cornerstone of South Florida's Metropolitan Statistical Area (MSA), boasting a population of 6.3 million and a workforce of 3.3 million. With a regional GDP of \$533 billion—\$163 billion from Broward alone—it ranks 12th nationally, comparable to Seattle and Atlanta. Broward County is a major South Florida economic engine, with a robust outlook fueled by a diversified economy—tourism, healthcare, logistics, technology, and marine industries. The county's strategic location as a gateway to Latin America and the Caribbean, and its proximity to Port Everglades and Fort Lauderdale-Hollywood International Airport, strengthens its position.

Broward's unemployment rate has been below the national average, though the pandemic caused a temporary spike. By late 2025, the rate stabilized between 3.5% to 4% indicating a healthy labor market, especially in healthcare, construction, and professional services. Workforce initiatives and a favorable climate attract new employees and support steady gains.

Looking forward, Broward County's economic prospects remain positive, but several risks could impact long-term growth. Housing affordability remains Broward's most pressing issue, with the county deemed the least affordable in the U.S. relative to wages. The median home price is \$620,000, up 9%, and only 6% of the workforce can afford it. Over 80,000 households are severely cost-burdened, spending more than 50% of their income on housing. In response, Broward passed a groundbreaking 10-year affordable housing master plan in 2024, backed by \$2 billion in program funding strategies to create 41,000 units for 86,000 low-income residents.

Ongoing investments in infrastructure, technology, and sustainability are expected to diversify the economy. However, challenges such as housing affordability may limit population growth or workforce retention, and climate resilience remains critical as extreme weather events could disrupt economic activities and require significant adaptation investments.

Pembroke Pines, among Broward County's largest cities, has seen new developments reflecting steady population and evolving community needs. Recent years have brought residential, commercial, and infrastructure projects to enhance the city's appeal.

New housing communities and apartments meet rising demand. These developments emphasize modern amenities, green spaces, and access to schools and shopping, appealing to families and professionals.

Commercial growth includes new retail centers, restaurants, and entertainment venues. Pines City Center—a leading mixed-use site—expands with shopping, dining, and events. In terms of infrastructure, Pembroke Pines has prioritized transportation improvements, including road expansion and smart traffic management systems to ease congestion. The city is also investing in park renovations, recreational facilities, and reviewing sustainability initiatives, such as solar energy installations and water conservation projects.

Key development projects in Pembroke Pines in 2026 include the \$90M Waste Management recycling facility, the new Baptist Health Medical Center, the Grand Palms golf course transformation, the planned expansion of the Shops at Pembroke Gardens to add new luxury and lifestyle brands, and affordable housing expansions. These projects position Pembroke Pines as a forward-looking South Florida community that balances growth with quality of life and sustainability.

Following the disruptions caused by the COVID-19 pandemic, Pembroke Pines experienced a temporary unemployment spike, mirroring trends across South Florida. However, the local job market rebounded quickly as businesses reopened, and consumer demand returned. By late 2025, the unemployment rate in Pembroke Pines was estimated to be between 3.5% and 4%, aligning closely with the overall rate for Broward County.

In 2025, the City of Pembroke Pines formalized its Strategic Plan, establishing a comprehensive roadmap to guide future growth, development, and delivery of public services. Crafted collaboratively with input from community leaders, residents, and city officials, the plan articulates a clear vision to ensure Pembroke Pines remains a vibrant, sustainable, and inclusive community.

Pembroke Pines' economic outlook remains cautiously optimistic; however, city officials are closely monitoring proposed property tax reforms originating in Tallahassee. These reforms, designed to reduce property tax assessments on homestead properties, could significantly impact municipal revenues across Florida, including those of Pembroke Pines.

Historically, property taxes have served as the primary funding source for essential city services such as public safety, infrastructure maintenance, parks, and community programs. As a rapidly growing community with continuous development, Pembroke Pines relies on stable property tax revenue to meet the increasing demand for services and amenities.

Should the proposed reforms be enacted, Pembroke Pines could encounter tighter budget constraints in the coming years. This may affect the city's capacity to invest in new infrastructure, maintain existing facilities, and expand public services at the same pace as before. In response, city leaders are proactively exploring strategies such as identifying alternative revenue sources, prioritizing expenditures, and increasing operational efficiencies.

Despite potential fiscal challenges, Pembroke Pines benefits from a diversified economy and a robust base of residential and commercial development, helping to cushion the impact of possible reductions in property tax revenue. The local real estate market remains vibrant, and sustained population growth is projected to support ongoing demand for housing and local businesses.

For fiscal year 2025-2026, Pembroke Pines' taxable assessed value is estimated at \$20 billion, representing a 6.8% increase over the previous year. This growth, amounting to \$1.3 billion, is \$0.2 billion less than the prior year's increase, yet it marks the fifteenth consecutive year of rising values since 2011. The increase is primarily driven by higher values of non-homesteaded properties, a 2.9% rise in Save Our Homes values for homesteaded properties, and value resets at resale, accounting for 6.3% of the overall increase. The remaining 0.5% is attributed to new construction, which declined by 19.5%, from \$114.8 million to \$92.4 million, due to a reduction in the scope and number of projects.

As of December 31, 2025, the Federal Reserve's strategy focused on balancing inflation control with support for economic growth. Throughout the year, the Fed maintained a cautious stance on interest rate policy, closely monitoring key economic indicators, especially the Consumer Price Index (CPI).

The Consumer Price Index (CPI), a primary measure of inflation, showed signs of stabilizing in the latter half of 2025 after several years of elevated price increases. By December, annual CPI inflation had moderated to approximately the Fed's 2% target, reflecting the effects of earlier rate hikes and easing supply chain pressures. This moderation enabled the Federal Reserve to signal a potential pause in further rate increases and to shift its focus toward assessing the delayed effects of its monetary tightening.

The Fed's strategy emphasized clear communication to avoid market volatility, reinforcing its commitment to data-driven policy decisions. While remaining vigilant for any resurgence of inflationary pressures, the central bank acknowledged that further policy adjustments would depend on evolving economic data, including labor market trends and global economic developments.

The City will continue to promote and support efforts to increase business investment. This includes ongoing support for the Miramar-Pembroke Pines Regional Chamber of Commerce and reducing obstacles for businesses by speeding up the permitting process. The City remains focused on real estate sales and development, with overall home prices continuing to rise and strong sales in the development sector.

Long-Term Financial Planning

Financial planning is paramount for the City as we address both immediate challenges and future needs. Major projects undertaken by the City have lasting financial implications that impact on our resources. Each planning decision is made with careful consideration of the financial impact on current and future residents, as well as potential economic and environmental effects.

The City's focus has shifted from expansion to fostering economic development and redevelopment opportunities that advance long-term goals. This change has prompted a thorough re-evaluation of operations, emphasized greater efficiency while maintaining the high level of service residents expect.

Pembroke Pines has consistently aimed to keep property tax rates low. For the fiscal year ending September 30, 2026, the City's millage rate is 5.9552, comprising an operating millage of 5.6690 and a debt service millage of 0.2862, the lowest aggregate rate in 16 years. By comparison, the previous year's rate was 5.9898 with the same structure. The approved operating millage for 2025-26 is projected to generate an additional \$6.0 million in property tax revenue.

The City's capital improvement plans, and annual budget are developed to balance rising operating costs with enhanced service levels, while ensuring taxes and fees remain affordable. The broader economic recovery and a robust real estate market are the main drivers behind increased revenues in the adopted 2025-26 budget.

The recent creation of the Citizen Budget Advisory Board marks a significant step toward greater civic engagement and transparency in the City's budget process. Composed of community members with diverse perspectives and expertise, the Board provides residents with a meaningful voice in financial decision-making. By encouraging active participation, the Board fosters a deeper understanding of the City's financial priorities and challenges. It serves as a platform for residents to express opinions on budget allocations, suggest improvements, and ensure spending aligns with community needs. This initiative reflects the City's commitment to collaborative governance, transforming residents from passive observers to active participants in shaping local policies. Ultimately, the Citizen Budget Advisory Board empowers the community and strengthens the relationship between city government and residents, paving the way for more effective and responsive financial strategies.

In December 2024, the City Commission unanimously adopted the Strategic Plan, "We Love Pembroke Pines: A Blueprint for a Brighter Future." This forward-thinking initiative is designed to guide the City's growth and development with a focus on residents' needs and aspirations. The plan sets a vision for a thriving, sustainable, and engaged community, emphasizing enhanced public infrastructure, expanded economic opportunities, and a safe, vibrant quality of life. Collaboration among city leaders, local businesses, and community members ensures that diverse perspectives shape Pembroke Pines' future. Key priorities include upgrading parks and recreational facilities, broadening public services, and supporting educational programs that empower residents. By addressing present challenges and planning for future growth, "We Love Pembroke Pines" aims to cultivate a family-friendly environment that celebrates the City's unique character. This comprehensive strategy serves as a roadmap for informed decision-making and resource allocation, reflecting a shared commitment to making Pembroke Pines a connected, safe, and proud community.

On March 11, 2025, the City of Pembroke Pines held a referendum to approve a General Obligation Bond for funding essential community projects in the City's Strategic Plan. The measure did not pass due to insufficient public support. In response, the City is actively exploring alternative financing methods and reprioritizing projects to ensure continued progress toward its vision for residents and the community.

Long-term planning is crucial in any economic environment, but it becomes especially important during times of uncertainty. Current U.S. economic challenges make it difficult to predict the length of downturns, which can significantly affect the planning and execution of major City projects. As a result, the City must carefully assess these uncertainties when developing long-term plans and proactively mitigate potential risks

Relevant Financial Policies

The City has adopted a range of financial policies to support effective goal-setting and informed decision-making. These policies provide a robust framework for sound financial oversight and responsible management of City operations.

Monitoring the City's fund balance levels is now a fundamental aspect of overall financial planning. Reserve amounts serve as a key indicator of the City's financial health and its ability to meet both current and future obligations.

The City has consistently managed its budget to maintain an unassigned General Fund balance above the minimum requirement of 10% of total annual expenditures. This prudent policy ensures a financial cushion for unexpected events, such as hurricanes or other emergencies. The Fund Balance Policy outlines clear actions if the unassigned fund balance falls below this threshold. For fiscal year 2025, the General Fund's unassigned fund balance is \$70.6 million, representing 25% of the 2025-26 adopted budgeted expenditures and remaining comfortably within policy guidelines.

Despite a challenging economic environment—characterized by slower growth, uncertainty from property tax amendments, and policy ambiguity—the City's General Fund reserves have increased. This growth strengthens the City's ability to meet obligations and maintain operations during unforeseen emergencies. The total fund balance has risen by \$24.3 million, with \$23.4 million attributed to an increase in the assigned fund balance, primarily due to project delays. The unassigned fund balance has also grown by \$0.8 million, reflecting the City's ongoing commitment to prudent financial management and preparedness for future challenges.

The City will continue to review and update its financial policies and procedures to ensure alignment with the highest regulatory and operational standards.

Major Initiatives

Throughout the year, the City continued to focus on expanding its economy and programs, as highlighted below:

Public Safety

Police:

- The Police Department plans to purchase video analytics software (AI Software) to enhance investigative and patrol support. This technology will enable personnel to quickly analyze and search large volumes of video footage, dramatically reducing the time needed to locate relevant incidents, vehicles, or individuals. By improving situational awareness, the software will support faster and more effective investigations.

- The Police Department also intends to implement specialized software to enhance the Real-Time Crime Center (RTCC). This system will integrate and analyze data from various sources, delivering personnel improved situational awareness and real-time information for patrol and investigative support. Enhanced information sharing and analysis through the RTCC software will drive faster, more informed decisions and enable more effective support for officers and public safety operations.
- To modernize the Crime Scene Unit, the Police Department plans to acquire a state-of-the-art 3D scanning system. This technology enables the creation of highly accurate, immersive 3D models of crime scenes, substantially improving documentation and investigative analysis. Adoption of this system will allow for more comprehensive and efficient scene capture, minimize the risk of oversight, and position the department at the forefront of forensic documentation standards.
- In 2025, the Police Department purchased fifty portable radios and ten mobile radios to enhance communication capabilities. The new portable radios include advanced location-tracking technology, further improving officer safety, situational awareness, and response coordination.
- In 2025, the Police Department acquired two additional speed-measuring trailers. These trailers will act as visual deterrents and collect speed survey data, further supporting the Traffic Unit's mission.
- In 2025, the Police Department purchased a handheld mass spectrometer (MX908) using funds from the opioid settlement. This device streamlines narcotics identification in criminal investigations, detecting a wide range of drugs—including more than 2,000 fentanyl analogs and other chemicals—through advanced high-pressure mass spectrometry analysis.
- In 2025, the Police Department introduced a therapy dog program to enhance interactions with adults and children, build rapport, and reduce anxiety—advancing community relations objectives. The therapy dog also helps alleviate stress among employees, community members, and other first responders during daily rounds.

Fire:

- In 2025, Fire Department continued to equip firefighters with state-of-the-art gear and comprehensive training, ensuring optimal preparedness, safety, and excellence. The department earned GOLD Recognition as a Water Smart Community from the Florida Department of Health and achieved PEDReady GOLD Tier status from the State of Florida for outstanding pediatric emergency readiness. They introduced the city's first Learn to Swim program for at-risk children, providing over 300 complimentary swim lessons to more than 60 kids through a partnership with the YMCA.
- In 2025, the Fire Department formed a partnership with Pines Charter High School to deliver Emergency Medical Responder training to students and established a Fire Cadet Program for local high school students, fostering the development of firefighting skills and exploration of fire service careers. Maintained property fire loss per capita significantly below the national average, with response times ranking among the top both regionally and nationally.
- Achieved 100% Fire Code Compliance on all reported fire hazards. Conducted public education outreach reaching 15,922 individuals and completed 11,627 Fire and Life Safety Inspections.
- In 2026, the Fire Department plans to acquire one Fire Engine, one Rescue vehicle, one Tactical Support Unit, and four administrative vehicles to replace equipment that has reached or surpassed its recommended service life.
- Complete the remodel of Fire Station 99 to ensure the facility meets current safety, operational, and accommodation standards.

- The Logistics Division, in partnership with the Training and Rescue Divisions, is advancing several initiatives for fiscal year 2026-2027. These include designing and constructing a spacious pavilion to provide shelter during training exercises and safeguard equipment from the elements.
- Additional projects involve constructing new training structures that simulate real-world scenarios, further enhancing the functionality of our Training Facility and grounds. These improvements will expand class offerings and create more opportunities for interagency training.

Parks, Culture, and Recreation

- Parks playground upgrades and renovations are ongoing at various City parks. These projects focus on installing inclusive equipment suitable for children of all abilities, integrating sensory play elements to support cognitive and physical development, and providing new, safer surfacing materials to enhance accessibility and safety for everyone. The upgrades aim to create spaces where children and families can play together, regardless of age or ability, strengthening community bonds.
- The City of Pembroke Pines Center Renovation Project is a comprehensive effort to modernize and revitalize one of the city's most important community spaces. This project includes extensive upgrades to the facility's infrastructure, such as improved HVAC systems, advanced security features, and energy-efficient lighting. The renovation also focuses on enhancing public spaces with updated meeting rooms, accessible entrances, expanded program areas, and new technology resources for residents. By prioritizing accessibility, sustainability, and community engagement, the renovation project aims to create a more welcoming and versatile environment that can serve the evolving needs of Pembroke Pines residents for years to come.
- The recent opening of the Dream Park Community Center has introduced a variety of new recreational opportunities for residents of all ages. The center features state-of-the-art fitness facilities, dedicated spaces for arts and crafts, multipurpose rooms for classes and meetings, and outdoor areas for sports and social gatherings. With specialized youth and senior programs, the center is designed to foster active lifestyles, lifelong learning, and community engagement. Its welcoming environment encourages participation from every member of the community, helping to build stronger neighborhood connections.

Utilities

The City will continue to increase investment in infrastructure spending for water and sewer improvements to ensure residents receive the best quality and service levels. This includes the following projects:

- Planned construction of water and sewer infrastructure replacements in the Sunswept community, which will result in improved service, water quality, and fire protection capacity to those residents. These projects may include new water mains, hydrants, service lines and water meters.
- The City is upgrading its water treatment plant to comply with the U.S. Environmental Protection Agency (EPA)'s 2029-2031 regulations for removing Per- and polyfluoroalkyl substances (PFAS) from drinking water.
- Installation of advanced filtration systems and upgrading the Howard C. Forman Human Services Campus water supply.
- Ongoing rehabilitation of the City's sanitary sewer collection system to reduce storm water inflow and groundwater infiltration into the system. This will reduce the volume of unnecessary "non-sewer" water being treated, which will result in cost savings and less wear and tear on the City's equipment.
- Ongoing replacement of City sanitary sewer pumping stations, equipment and facilities to maintain effective and efficient transmission of sewage to the City wastewater treatment plant.

- Rehabilitation and replacement of significant components of the City's wastewater treatment plant, rehabilitation of tanks, replacement of pumps and air blowers. This initiative also includes facility improvements such as refurbishment and painting of structures and buildings.
- Continue implementing a program to mitigate the potential for sewer system blockages and backups caused by fats, oils, and grease.
- Replacement of water meters throughout the City, at a pace of about 2,000 per year, with new, electronic water meters that will bring a new level of accuracy and customer service to our customers.
- Continue efforts to ensure 100% compliance with all local, state and federal regulations.

Economic Development and Real Estate

In 2025, Pembroke Pines emerged as one of South Florida's most dynamic economic centers, fueled by ambitious infrastructure upgrades, a surge in mixed-use developments, and a robust real estate market. Its strategic position between Miami and Fort Lauderdale, paired with high-quality community amenities, continues to attract new residents, businesses, and investors alike.

Economic Development Highlights:

- The Pembroke Pines City Center district has seen a wave of new retail, dining, and entertainment venues, including the much-anticipated openings of Kaluz Restaurant and Pura Vida. These additions have stimulated local employment, increased foot traffic, and further established the district as a lifestyle destination for residents and visitors.
- Pembroke Pines has quickly become a hotspot for flexible office solutions, catering to startups, remote professionals, and entrepreneurs, particularly along the thriving 15800–18500 Pines Blvd corridor. The city's growing focus on technology and innovation is attracting a new wave of businesses, supported by coworking hubs like Hampton Business Center, Enclave Office Suites, and J&N Offices offering modern amenities and collaborative workspaces.
- In February 2026, a \$90 million, state-of-the-art recycling facility opened its doors, positioning Pembroke Pines as a regional leader in sustainable industrial innovation and environmental responsibility. This facility is one of the largest recycling plants in the United States.
- Baptist Health is constructing a new 60,865-square-foot, three-story medical center at 1400 SW 145th Ave. in Pembroke Pines, which broke ground on April 23, 2025, and is expected to open in early 2027. This facility will feature a freestanding emergency department and specialized care in cardiology, neurology, and orthopedics.
- HCA Florida University Hospital recently opened a new 10,000-square-foot, 24/7 freestanding emergency room in Pembroke Pines at the corner of Pines Boulevard and Palm Avenue. The facility, known as HCA Florida City Center Emergency, will feature 11 treatment rooms, on-site laboratory services, and advanced imaging, including CT scans and X-rays.

Together, these developments underscore Pembroke Pines' transformation into a vibrant economic engine for South Florida, attracting sustained interest and investment from major corporations, real estate developers, and new residents. The city's forward-thinking approach and dynamic growth position it as a model for suburban success in the region.

Awards and Acknowledgements

The City of Pembroke Pines continues to receive many awards and accolades, some of these are listed below, and some are listed in the Statistical Section of this report.

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 Pembroke Pines for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024.

This was the twenty-third consecutive year that the City has earned this prestigious award. In order to be awarded a Certificate of Achievement for Excellence in Financial Reporting, the City must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both accounting principles generally accepted in the United States and applicable legal requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement for Excellence in Financial Reporting program's requirements, and we are submitting it to GFOA to determine its eligibility for another Certificate.

The City also received the Government Finance Officers Association's Distinguished Budget Presentation Award for the annual appropriated budget for the fiscal year beginning October 1, 2025. The City of Pembroke Pines has received this award consecutively for twenty-eight years since the fiscal year beginning October 1, 1997. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories including meeting program criteria as a policy document, as a financial plan, as an operational guide, and as a communications device.

A Distinguished Budget Presentation Award is valid for a period of one year. We believe that our current budget continues to meet the Distinguished Budget Presentation Award program's requirements, and we are submitting it to the GFOA to determine its eligibility for another award.

The City's Charter Schools adopted budget and received the GFOA Distinguished Budget Presentation Award for fifteen consecutive years, from the fiscal year beginning July 1, 2004, to the fiscal year 2016-2017. In fiscal year starting July 1, 2017, the GFOA piloted a new award program solely for school districts, titled the Award for Best Practices in School Budgeting. In the award's 2017-18 inaugural year, the Charter Schools received Special Recognition for Implementing Best Practices in School Budgeting and subsequently received the Award for Best Practices in School Budgeting the following fiscal year, 2018-19. To further demonstrate their commitment to excellence in budgeting, the Charter Schools applied for and was awarded the Association of School Business Officials (ASBO) Meritorious Budget Award (MBA) for their 2019-2020 and 2020-2021 adopted budgets.

The Charter Schools received the GFOA Distinguished Budget Presentation Award for fiscal years 2020 through 2025.

The City of Pembroke Pines is a vibrant, diverse community with excellent educational and cultural offerings. Since 2022, WalletHub has ranked us the highest-ranking City among the happiest Cities in Florida, and in 2025, the City ranked 39th among the 50 Happiest Cities in the United States. As we continue to provide exceptional services to our residents and business community, we are committed to doing so in the most cost-effective and efficient way possible to minimize negative impacts on our residents.

The preparation of this report would not have been possible without the dedicated services of the Finance Department. We would like to express our appreciation to all members of staff who assisted and contributed to the preparation of this report. Credit must also be given to the Mayor and Commission for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Pembroke Pines.

Sincerely,

A handwritten signature in blue ink that reads "Charles F. Dodge".

Charles F. Dodge
City Manager

A handwritten signature in blue ink that reads "Lisa Chong".

Lisa Chong
Assistant City Manager/Finance Director



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Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Pembroke Pines
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO



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City of Pembroke Pines

Listing of City Officials

As of May 31, 2026



Angelo Castillo
Mayor
Term: 2024 - 2028



Michael A. Hernandez
Vice Mayor - District 4
Term: 2026-2030



Thomas Good, Jr.
Commissioner – District 1
Term: 2026 - 2030



Jay D. Schwartz
Commissioner- District 2
Term: 2024 - 2028



Maria Rodriguez
Commissioner – District 3
Term: 2024 - 2028

City Manager:

Charles F. Dodge

City Attorney:

Goren, Cherof, Doody & Ezrol, P.A.

City Clerk:

Gabriel Fernandez

Finance Director:

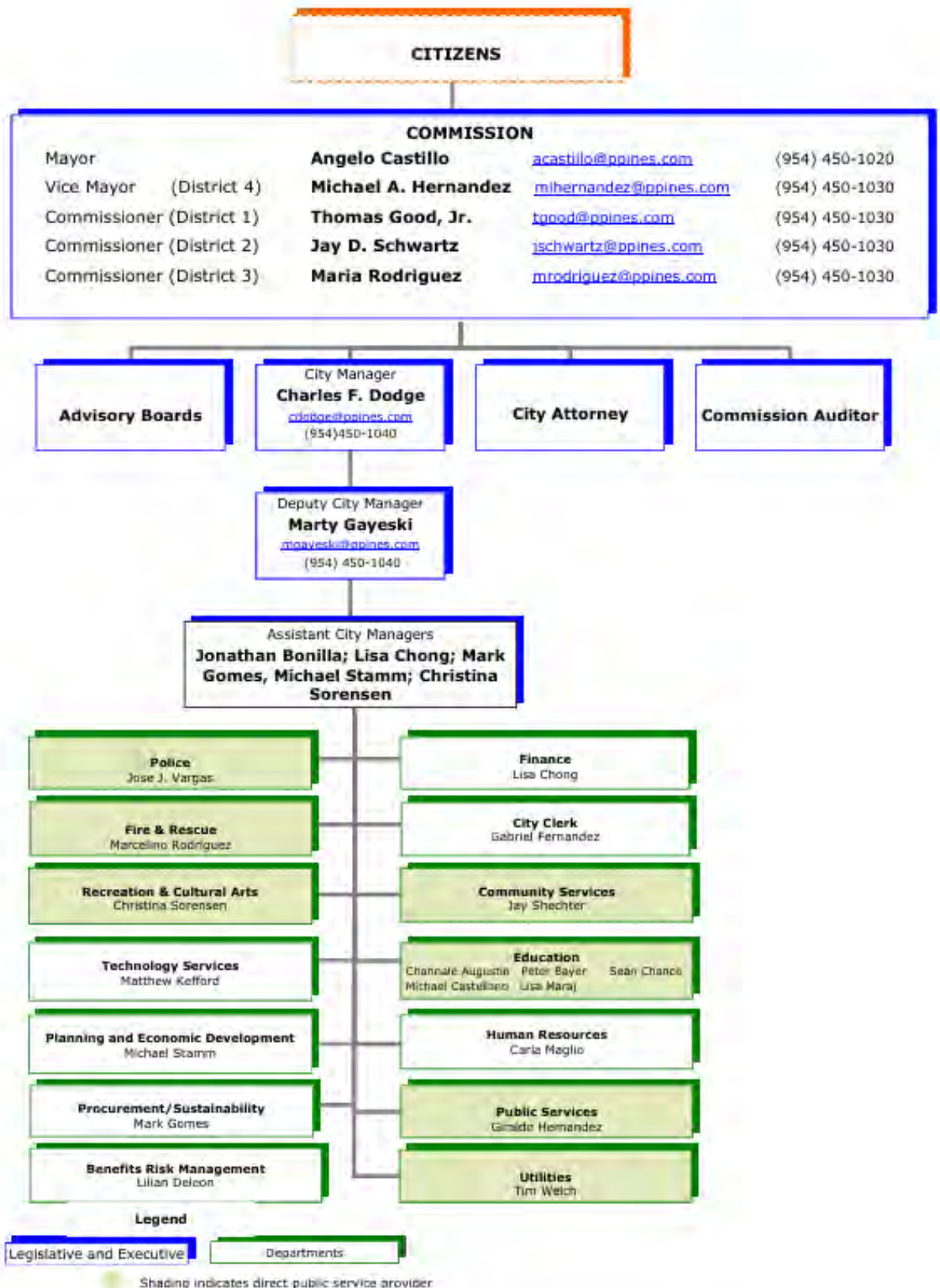
Lisa Chong



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City of Pembroke Pines

Organizational Chart





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II.

FINANCIAL SECTION

- Independent Auditors' Report
- Management's Discussion and Analysis
- Basic Financial Statements:
 - Government-wide Financial Statements
 - Fund Financial Statements
 - Notes to Basic Financial Statements
- Required Supplementary Information
- Combining and Individual Fund Statements and Schedules

Independent Auditor's Report

Honorable Mayor, City Commission and City Manager
City of Pembroke Pines, Florida

Report on the Audit of the Financial Statements

Opinions

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

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

We did not audit the financial statements of the Pension Trust Fund for Firefighters and Police Officers, which represent 68%, 69% and 34%, respectively, of the assets, net position/fund balance, and revenues/additions of the aggregate remaining fund information as of September 30, 2025. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Pension Trust Fund of Firefighters and Police Officers, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City 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.

Emphasis of Matter

As discussed in Note 2 to the basic financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, as of October 1, 2024. The implementation of this standard resulted in the restatement of October 1, 2024, net position for the governmental activities, business-type activities, and the utility fund.

Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS 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, budgetary comparison information, and other post-employment benefits and pension schedules, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, budgetary comparison schedules and schedule of expenditures of federal awards, state financial assistance and local awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Chapter 10.550, Rules of the Florida Auditor General, 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 by us and the other auditors. In our opinion, based on our audit and the report of the other auditors, the combining and individual nonmajor fund financial statements, budgetary comparison schedules and the schedule of expenditures of federal awards, state financial assistance and local awards 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 comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

RSM VS LLP

Fort Lauderdale, Florida
May 29, 2026

Management's Discussion and Analysis

City of Pembroke Pines, Florida

Management's Discussion and Analysis

As management of the City of Pembroke Pines, we offer readers of the City's financial statements this narrative overview and analysis of the City's financial activities for the fiscal year ended September 30, 2025. Readers are encouraged to consider the information presented here in conjunction with additional information furnished in the letter of transmittal, which can be found on pages i to xii of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Pembroke Pines exceeded liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$443.9 million (net position), as compared with \$375.0 million for the previous fiscal year.
- The City's total net position increased by \$67.4 million (18.0%) during the current fiscal year. Included in the total net position is the governmental net position, which increased by \$45.4 million (45.3%), and the business-type net position, which increased by \$22.0 million (8.01%). These increases exclude the impact of implementing GASB Statement No. 101, *Compensated Absences*, which resulted in increases in beginning net position of \$1.3 million and \$0.2 million for governmental and business-type entities, respectively.
- At the end of the current fiscal year, the unrestricted net position of the City's governmental activities had a deficit of \$56.4 million, or -14.9% of total governmental activities expenses. The unrestricted net position of the business-type activities was \$98.8 million, or 127.5% of total business-type expenses for the year.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$226.8 million, an increase of \$31.1 million (15.9%) compared with the prior year. Approximately \$70.6 million (31.1 %) of this total amount is available for spending at the City's discretion (unassigned fund balance).

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City of Pembroke Pines' basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. In addition to these basic financial statements, this report also contains other supplementary information.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

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

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

City of Pembroke Pines, Florida

Management's Discussion and Analysis

The statement of activities distinguishes the functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government services, public safety, physical environment, transportation, economic environment, human services, culture and recreation, and interest on long-term debt. The business-type activities of the City include water, solid waste management, and sewer/wastewater operations.

The government-wide financial statements can be found in the Basic Financial Statement section of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into three categories: 1) governmental funds, 2) proprietary funds, and 3) fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

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

The City maintains several individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, Debt Service, and Capital Projects funds, all of which are major funds. Data from the other governmental funds, including the Charter Schools, are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds are provided in the form of combining statements which can be found in the Supplementary Information section of this report.

The City adopts an annual budget for its General Fund. A budgetary comparison schedule and notes to the budgetary comparison schedule have been provided for the General Fund to demonstrate compliance with the budget which can be found in the Required Supplementation Information section of this report. The basic governmental fund financial statements can be found in the Basic Financial Statements section of this report.

Proprietary funds. The City maintains two different types of proprietary funds. An enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its water, solid waste, solid waste management, and sewer operations. An internal service fund is used to account for the City's insurance coverage provided to all departments on a cost reimbursement basis. The City of Pembroke Pines is self-insured. The basic proprietary fund financial statements can be found in the Basic Financial Statements section of this report.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found in the Basic Financial Statements section of this report.

Notes to the basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

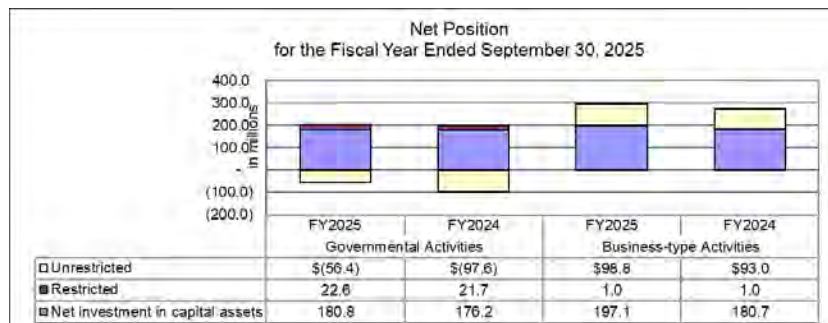
The notes to the basic financial statements can be found in the Basic Financial Statements section of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, which includes information concerning the City's progress in funding its obligation to provide pensions and other post-employment benefits to its employees and the budgetary comparison schedule of the General Fund. This information can be found in the Required Supplementary Information section of this report.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, a net position over time may serve as a useful indicator of the City's financial position. In the case of the City of Pembroke Pines, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$443.9 million at the close of the most recent fiscal year, which represents an 18.4% increase compared to last year's net position of \$375.0 million. By far, the largest portion of the City's net position, \$377.9 million (85.1%), represents net investment in capital assets, which is net related debt. This includes land, construction-in-progress, buildings, improvements other than buildings, machinery and equipment, infrastructure, right-of-use assets, and intangibles, net of accumulated depreciation/amortization, and less any related outstanding debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, they are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided by other sources as the capital assets themselves cannot be used to liquidate these liabilities.



Another portion of the City's net position, \$23.6 million (5.3%), represents resources subject to external restrictions on how the City may use them. This portion of the net position slightly increased by \$0.9 million compared to last year due to the additional restricted funds received during the year.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

The City's unrestricted net position rose to \$42.4 million, an increase of \$47.0 million from the previous year's balance of \$(4.6) million. This improvement resulted from a reduction in the accrual of long-term liabilities for pensions and other postemployment benefits owed to employees upon retirement.

The City's net position for the last two fiscal years is summarized in millions, as follows:

In both fiscal years 2025 and 2024, the business-type activities continued to report increases in net position and the balances in all three categories of net position have been positive for both years.

Net Position (in millions)**

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$331.9	\$270.5	\$109.8	\$99.9	\$441.7	\$370.4
Restricted assets	15.1	16.1	5.4	5.8	20.5	21.9
Capital assets, not being depreciated	66.1	64.7	24.7	25.6	90.8	90.3
Capital assets, being depreciated, net	281.8	292.1	173.8	157.5	455.6	449.6
Total assets	694.9	643.4	313.7	288.8	1,008.6	932.2
Total Deferred outflows of resources	164.9	239.7	11.1	7.8	176.0	247.5
Long-term liabilities	565.2	691.3	9.7	11.0	574.9	702.3
Other liabilities	40.5	37.9	9.2	9.3	49.7	47.2
Total liabilities	605.7	729.2	18.9	20.3	624.6	749.5
Total Deferred inflows of resources	107.1	53.6	9.0	1.6	116.1	55.2
Net investment in capital assets	180.8	176.2	197.1	180.7	377.9	356.9
Restricted	22.6	21.7	1.0	1.0	23.6	22.7
Unrestricted	(56.4)	(97.6)	98.8	93.0	42.4	(4.6)
Total net position	\$147.0	\$100.3	\$296.9	\$274.7	\$443.9	\$375.0

**Amounts may differ from the Government-wide Financial Statements due to rounding.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Governmental activities. Net position of the City's governmental activities increased by \$45.4 million (45.3%) from \$100.3 million in the last fiscal year to \$147.0 million in the current fiscal year, which included a \$1.3 million restatement resulting from implementing GASB 101.

Changes in Net Position (in millions)**

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	\$209.2	\$184.8	\$81.8	\$73.6	\$291.0	\$258.4
Operating grants and contributions	12.0	12.7	-	-	12.0	12.7
Capital grants and contributions	1.6	0.5	2.1	2.1	3.7	2.6
General revenues:						
Property taxes	107.8	101.1	-	-	107.8	101.1
Utility taxes	18.7	18.3	-	-	18.7	18.3
Communications services tax	4.7	4.7	-	-	4.7	4.7
Insurance premium taxes	5.1	4.8	-	-	5.1	4.8
Local option gas tax	2.8	2.8	-	-	2.8	2.8
Franchise fees	22.0	21.3	-	-	22.0	21.3
Local business tax	3.9	3.5	-	-	3.9	3.5
Intergovernmental – unrestricted	21.7	26.7	-	4.1	21.7	30.8
Investment earnings not restricted	11.0	13.2	3.2	7.1	14.2	20.3
Other miscellaneous	2.9	2.9	12.4	0.1	15.3	3.0
Total revenues	423.4	397.3	99.5	87.0	522.9	484.3
Expenses						
General government services	51.5	62.9	-	-	51.5	62.9
Public safety	176.2	187.2	-	-	176.2	187.2
Physical environment	3.6	3.4	-	-	3.6	3.4
Transportation	11.7	12.5	-	-	11.7	12.5
Economic environment	11.2	12.7	-	-	11.2	12.7
Human services	82.8	81.3	-	-	82.8	81.3
Culture/recreation	26.4	26.4	-	-	26.4	26.4
Interest on long-term debt	14.6	15.3	-	-	14.6	15.3
Water utility services	-	-	12.7	11.8	12.7	11.8
Sewer/wastewater services	-	-	17.4	18.4	17.4	18.4
Solid waste control services	-	-	7.3	6.6	7.3	6.6
Water-sewer combined service	-	-	40.1	39.7	40.1	39.7
Total expenses	378.0	401.7	77.5	76.5	455.5	478.2
Changes in net position	45.4	(4.4)	22.0	10.5	67.4	6.1
Net position, beginning as previously report	100.3	104.7	274.7	264.2	375.0	368.9
Restatement of beginning balance net position due to implementation of GASB 101	1.3	-	0.2	-	1.5	-
Net position, beginning (as restated)	101.6	104.7	274.9	264.2	376.5	368.9
Net position, ending	\$147.0	\$100.3	\$296.9	\$274.7	\$443.9	\$375.0

**Amounts may differ from the Government-wide Financial Statements due to rounding.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Revenues

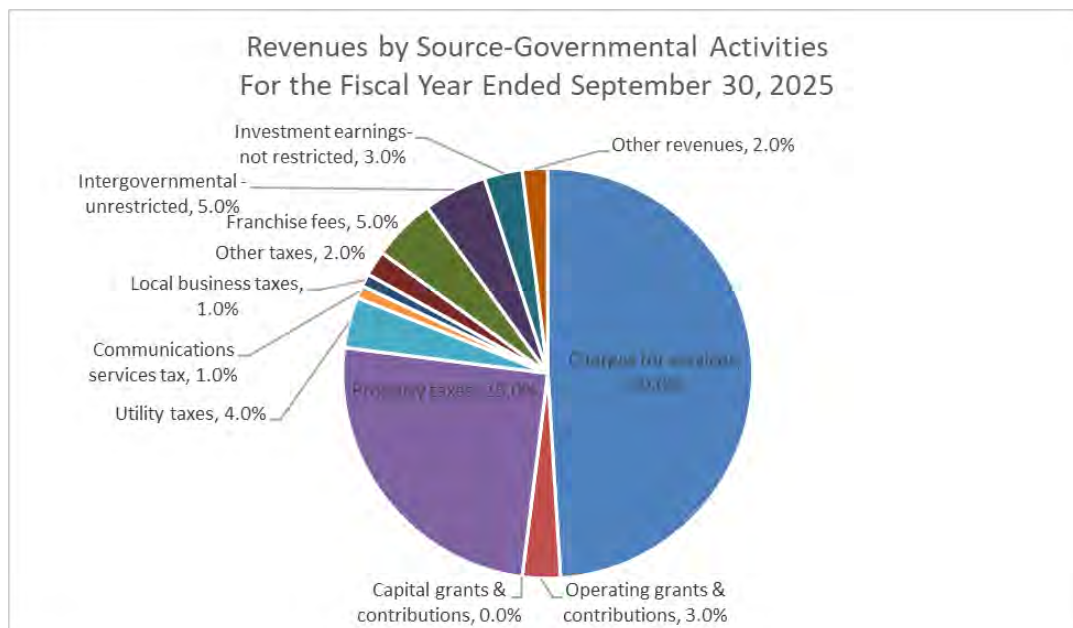
Revenues from governmental activities increased by approximately \$26.1 million (6.6%) over the prior year. Total program revenues — comprising charges for services, operating grants and contributions, and capital grants and contributions — rose by \$24.8 million (12.5%), while general revenues increased by \$1.3 million (0.7%).

The growth in program revenues was driven by a \$24.4 million increase in charges for services and a \$1.1 million increase in capital grants and contributions, partially offset by a \$0.7 million decrease in operating grants and contributions.

The \$24.4 million increase in charges for services stemmed from several factors: a \$17.0 million increase in human services revenues from charter schools and early learning centers, a \$2.9 million increase in public safety, and a \$3.4 million increase in general government revenues. The charter school revenue increase reflects higher Florida Education Finance Program (FEFP) funding and the remittance of taxes owed to charter schools under a voter-approved referendum — funds the District had withheld from 2019 through 2023 to support school safety and other initiatives. Public safety revenues rose primarily due to higher residential fire assessment fees. The \$3.4 million increase in general government revenues was driven by higher administrative fees and rental revenues compared to the prior year.

The \$1.1 million increase in capital grants and contributions primarily reflects funds received from the Florida Department of Transportation under its Section 5310 Seniors and Individuals with Disabilities Capital Assistance Program.

The \$1.3 million increase in general revenues was primarily attributable to a \$6.7 million rise in property tax revenues, driven by an 8.4% increase in assessed property values. This gain was largely offset by a \$5.0 million decrease (18.7%) in unrestricted intergovernmental revenues, reflecting the expiration of American Rescue Plan Act (ARPA) funding in the prior fiscal year with no comparable funding received in the current year.

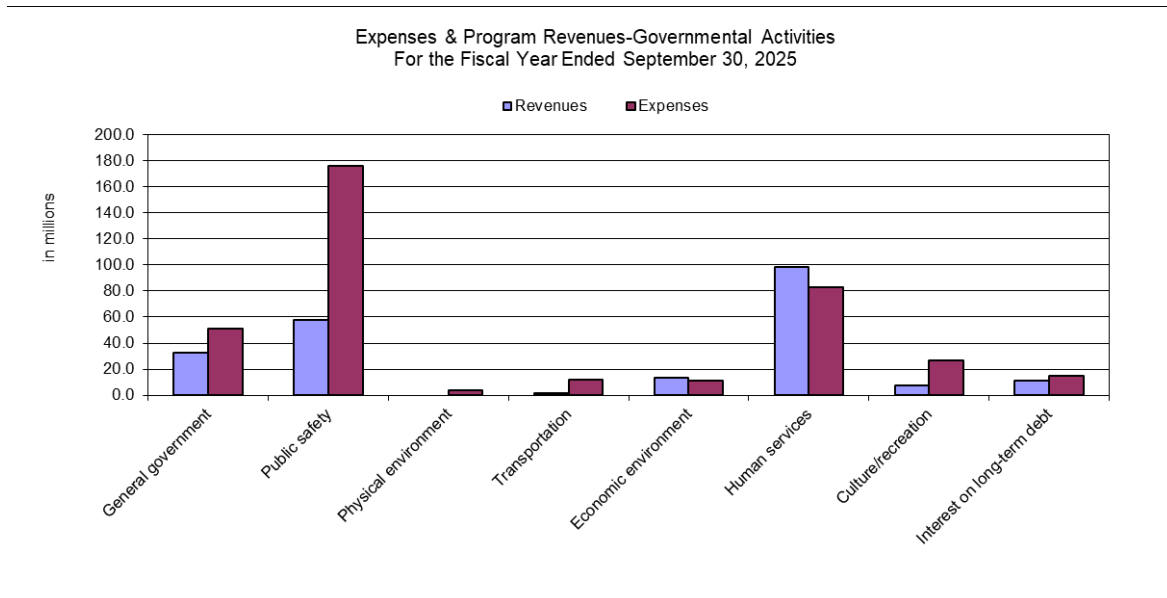


City of Pembroke Pines, Florida

Management's Discussion and Analysis

Expenses

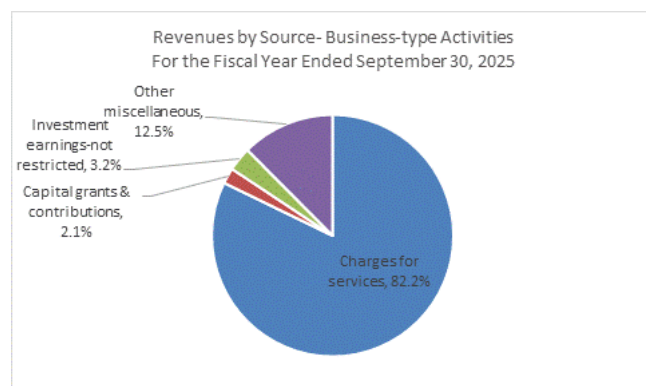
Governmental activities expenditure decreased by \$23.7 million (5.9%) compared to the prior year. This decline was broad-based, affecting all governmental functions and programs except Physical Environment and Human Services, with general government and public safety accounting for the largest reductions at \$11.4 million and \$11.0 million, respectively. The overall decrease was primarily driven by a reduction in net pension obligations, reflecting updated actuarial assumptions used to determine the liabilities of the police and fire employees' pension plan and the general employees' pension plan.



Business-type activities. The net position of the City's business-type activities increased by \$22.0 million (8.0%) from \$274.7 million in the last fiscal year to \$296.9 million in the current fiscal year, which included a \$0.2 million restatement resulting from implementing GASB 101.

Revenues

Revenues from business-type activities increased by \$12.5 million (14.4%) over the prior year. The primary drivers were an \$8.2 million (11.1%) increase in charges for services, reflecting utility rate adjustments during fiscal year 2025, and a \$12.3 million increase in other miscellaneous revenues. These gains were partially offset by a \$4.1 million decrease in unrestricted intergovernmental revenues and a \$3.9 million decrease in unrestricted investment earnings.



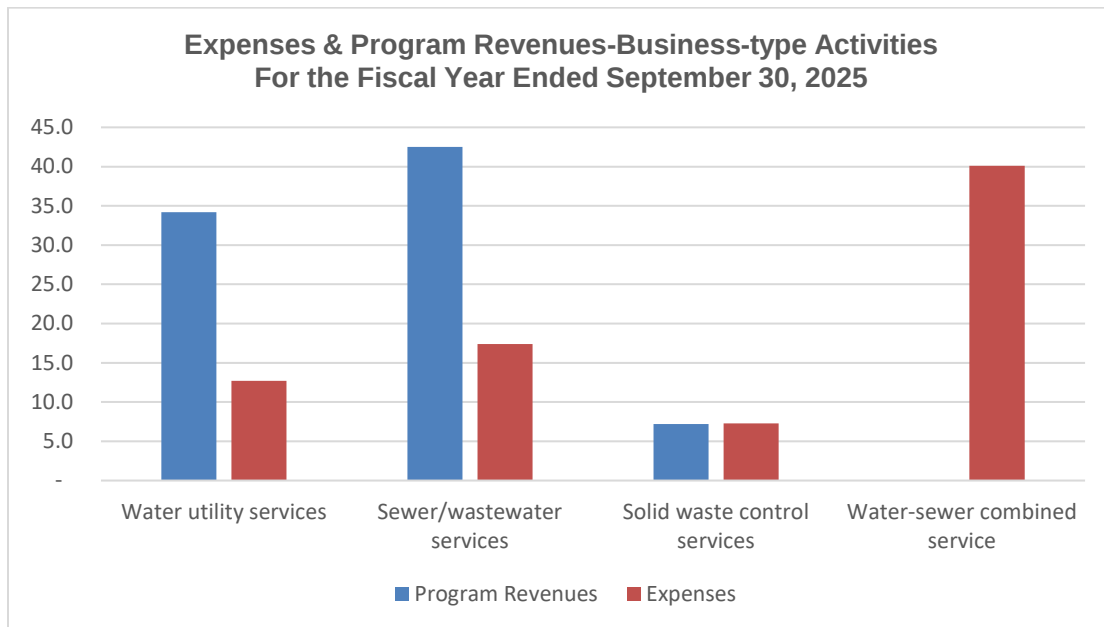
The rise in miscellaneous revenues was largely attributable to an \$8.5 million litigation settlement received from the City of Hollywood and a \$4.6 million PFAS litigation settlement payment. The decline in intergovernmental revenues reflects the conclusion of ARPA funding in the prior year, with no comparable grants received in fiscal year 2025, while the decrease in investment earnings was driven by broader market conditions during the year.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Expenses

The expenses of business-type activities increased by \$1.0 million (1.3%) from \$76.5 million in the prior year to \$77.5 million in the current year. The increase was generally due to an increase in operating costs such as repairs and maintenance, subcontracted services, and administrative fees.



Financial Analysis of the City's Governmental Funds

As noted earlier, the City of Pembroke Pines uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

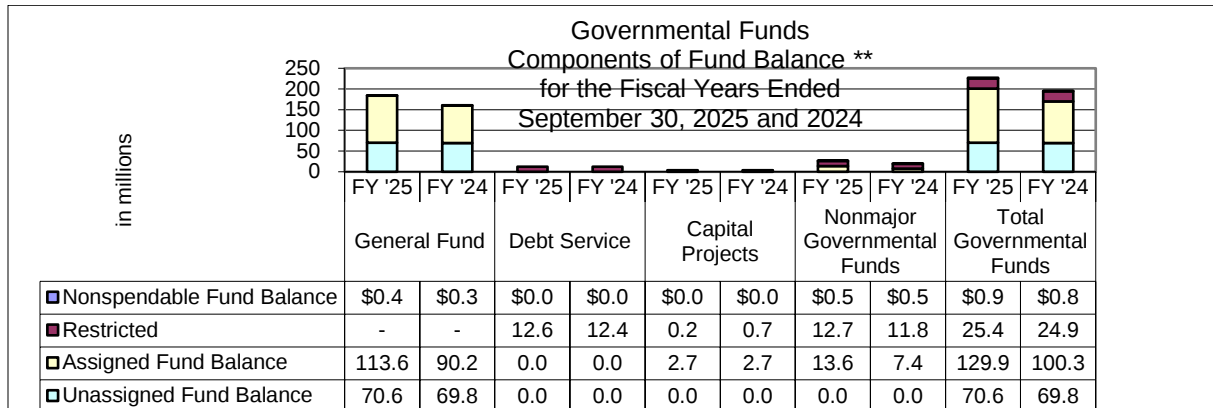
Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for discretionary use as they represent the portion of fund balance that has not been earmarked for a particular purpose by either an external party, the City of Pembroke Pines itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City Commission.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$226.8 million, an increase of \$31.1 million in comparison with the \$195.7 million in the prior year. Overall, governmental funds' assets increased by \$36.4 million and liabilities and deferred inflow of resources increased by \$5.3 million compared to last year.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Approximately \$70.6 million (31.1%) of the total governmental fund balance represents an unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is either nonspendable, restricted, or assigned to indicate it is not available for new spending because it has already been set aside for a variety of purposes, such as construction projects, debt service, and grant expenditures, or has been assigned by the City administration for disaster assistance, rent payments, and subsequent year's budget.



** Amounts may differ from the Fund Financial Statements due to rounding.

General Fund

The General Fund is the main operating fund of the City. General tax revenues and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. General operating expenses, fixed charges, and capital improvement costs not paid through other funds are paid from this fund. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$70.6 million, compared with \$69.8 million in the prior year. For the fiscal year 2025, the unassigned fund balance represents 27.9% of total general fund expenditure, excluding transfers. The assigned fund balance increased by \$23.4 million from \$90.2 million in the prior year to \$113.6 million in the current year. The increase was due to the increase in the assigned fund balance reserved for the subsequent year's budget.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

General Fund Revenues

The amount of General Fund revenue by type, their percentage of the total, and the amount of change compared to last fiscal year are shown in the following schedule:

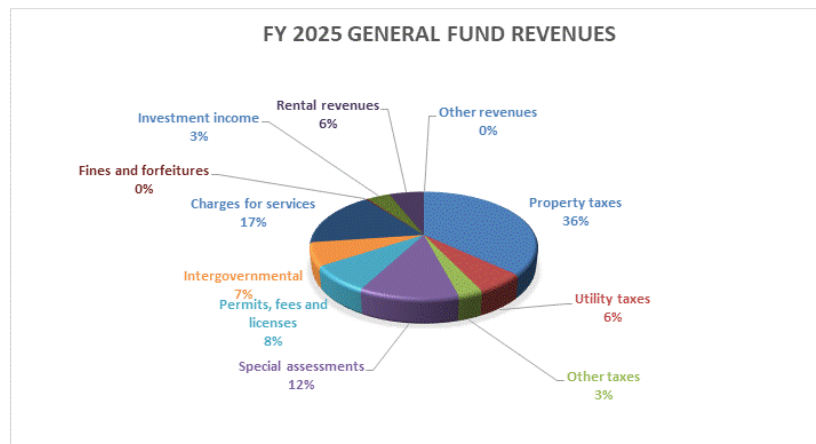
General Fund Revenues (in millions)**

	2025 Amount	Percent of Total	2024 Amount	Percent of Total	Increase (Decrease) From 2024	% Increase (Decrease) From 2024
Revenue sources:						
Property taxes	\$102.0	37%	\$95.4	36%	\$6.6	7%
Utility taxes	17.6	6%	17.1	6%	0.5	3%
Other taxes	8.9	3%	8.3	3%	0.6	7%
Special assessments	34.2	12%	31.6	11%	2.6	8%
Permits, fees and licenses	21.1	8%	20.0	7%	1.1	6%
Intergovernmental	20.8	7%	25.9	9%	(5.1)	-20%
Charges for services	46.8	17%	45.4	16%	1.4	3%
Fines and forfeitures	0.9	0%	1.0	0%	(0.1)	-10%
Investment income	9.7	3%	12.4	5%	(2.7)	-22%
Rental revenues	17.3	7%	16.8	7%	0.5	3%
Other revenues	0.5	0%	1.3	0%	(0.8)	-62%
Total revenues	\$279.8	100%	275.2	100%	\$4.6	2%

**Amounts may differ from the Fund Financial Statements due to rounding.

Property tax revenues rose \$6.6 million, driven by an 8.4% increase in taxable property values over the prior year. Higher fire assessment fees further boosted special assessment revenues attributing the \$2.6 million increase in revenues. Increased permitting activity generated an additional \$1.1 million in permit fees and licenses, while a \$1.4 million rise in charges for services reflected higher administrative fees.

These gains were partially offset by a \$5.1 million decline in intergovernmental revenue, reflecting the expiration of ARPA funding, and a \$2.7 million drop in investment income amid market volatility during the fiscal year.



City of Pembroke Pines, Florida

Management's Discussion and Analysis

General Fund Expenditures

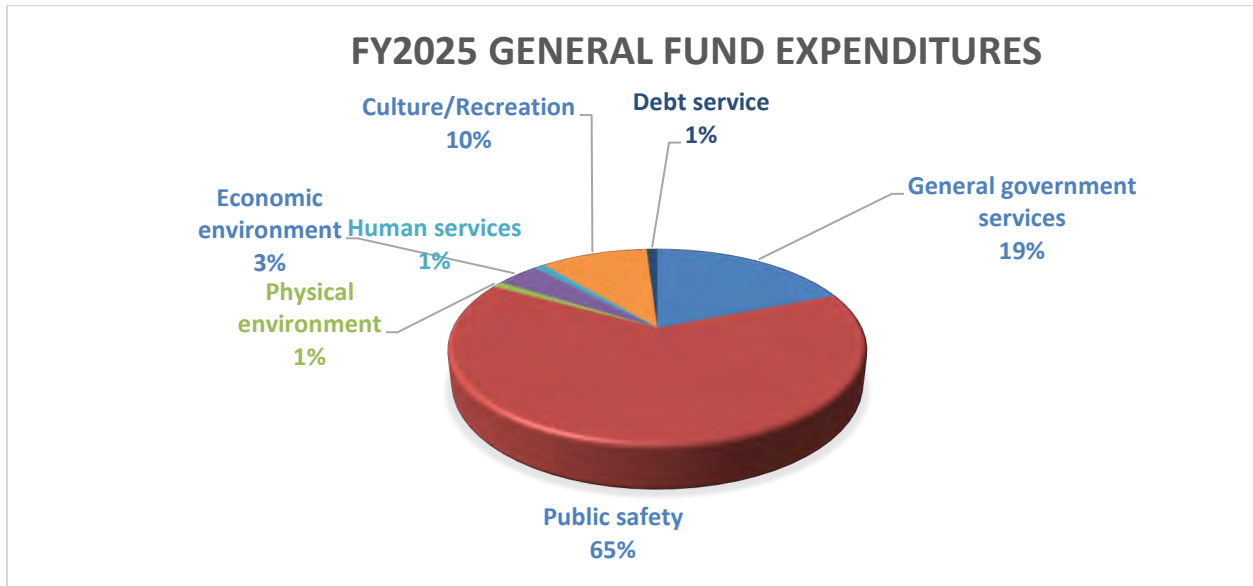
Expenditures of the General Fund are shown in the schedule below:

General Fund Expenditures (in millions)**

	2025 Amount	Percent of Total	2024 Amount	Percent of Total	Increase (Decrease) From 2024	% Increase (Decrease) From 2024
Expenditures:						
General government services	\$48.2	19%	\$53.1	21%	(\$4.9)	-9%
Public safety	162.7	64%	155.8	62%	6.9	4%
Physical environment	3.2	1%	2.8	1%	0.4	14%
Economic environment	8.6	3%	8.7	3%	(0.1)	-1%
Human services	3.0	1%	4.4	2%	(1.4)	-32%
Culture/recreation	25.8	10%	22.7	9%	3.1	14%
Debt service	2.0	1%	2.2	1%	(0.2)	-9%
Total expenditures	\$253.5	100%	\$249.7	100%	\$3.8	2%

**Amounts may differ from the Fund Financial Statements due to rounding.

General fund expenditures increased \$3.8 million compared to the prior fiscal year. The primary drivers were a \$6.9 million rise in public safety salaries and benefits and a \$3.1 million increase in culture and recreation costs, the latter reflecting the completion of the Spring Valley/William B. Armstrong Dream Park in fiscal year 2025. These increases were partially offset by a \$4.9 million reduction in general government services, driven by lower retirement contributions to the general employees' pension plan, and a \$1.4 million decrease in human services following the closure of an early childhood development center.



City of Pembroke Pines, Florida

Management's Discussion and Analysis

Other Major Funds

Debt Service Fund

The Debt Service Fund's fund balance increased by \$0.1 million (1.1%) compared with the fiscal year 2024, mainly due to interest earned during the fiscal year on funds restricted for debt service payments. Additional information can be found in the Capital Assets and Debt Administration section on pages 17-19.

Capital Projects Fund

The fund balance for the Capital Projects Fund decreased by \$0.5 million (-14.9%) as compared with the fiscal year 2024. The decrease was attributed to the use of remaining bond proceeds to finance the park improvements during the current year.

Major Proprietary Fund: The Utility Fund, the City's primary proprietary fund, oversees water and sewer operations and accounts for 91.3% of total business-type activity revenues. The Fund's net position grew by \$22.1 million (8.1%) over the prior year, with unrestricted net position rising from \$91.9 million to \$97.8 million by the end of fiscal year 2025. Operating revenues increased \$8.4 million (12.5%), from \$66.8 million to \$75.1 million, driven by utility rate adjustments during fiscal year 2025. Operating expenses remained relatively stable, edging up from \$69.9 million to \$70.1 million, largely due to higher repairs and maintenance costs. Nonoperating revenues rose \$3.9 million (34.6%), primarily reflecting settlement proceeds from the City of Hollywood and a PFAS class action suit.

General Fund Budgetary Highlights

Revenues

The revenue exceeded the final budget by \$6.2 million (2.3%). The details of the more significant variances are highlighted below:

- \$2.3 million above budget in taxes primarily due to an increase in utility public service taxes of approximately \$0.6 million and \$1.0 million above budget in fire/casualty insurance premium taxes. The City contributed all the fire/casualty insurance premium taxes to the Police and Fire Pension Fund.
- \$1.7 million above budget in interest revenues were due to higher-than-expected investment performance during the fiscal year 2025.
- An additional \$1.4 million in permits, fees, and licenses due to volume of permit applications processed and approved during the fiscal year 2025.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Expenditures

Actual expenditure, excluding transfers to other funds, was \$42.9 million or 14.5% below the final budget due mainly to unspent appropriations which the City carried over to the following year. Significant contributors to this increase were the following:

- **General government services** – The City closed the fiscal year with \$18.3 million in unspent appropriations across various divisions. This variance was driven primarily by Public Services at \$7.9 million, Technology Services at \$4.9 million, and non-departmental accounts at \$4.0 million. In Public Services, \$4.4 million in deferred operating costs — centered on repairs and maintenance — alongside \$2.5 million in capital funds for building improvements and generator purchases were carried over to the next fiscal year. Technology Services carried over \$2.2 million to the next fiscal year to keep critical operational initiatives on track. The non-departmental balance earmarked for land acquisition, a long-term investment in the City's growth, was also carried into fiscal year 2026.
- **Culture and recreation** – \$9.1 million in unspent appropriations, split between \$2.5 million in operating and \$6.1 million in capital. Operating savings stemmed from non-personnel lines — principally repairs and maintenance, and professional services. The bulk of the unspent capital budget was carried forward to fiscal year 2026, earmarked for investments that will directly benefit the community: \$2.8 million for improvements across various public parks, \$1.2 million for the Pines Recreation Center, and \$1.4 million for park equipment.
- **Public Safety** – favorable variance of \$15.2 million, led by \$10.3 million in the Police Division and \$5.0 million in Fire Services. Within the Police Division, the \$10.3 million broke down into \$6.3 million in operating savings — driven largely by vacancies in sworn officer positions and savings in professional services — and \$3.6 million in unspent capital funds, primarily for vehicle purchases carried forward into fiscal year 2026. Fire Services contributed \$5.0 million in deferred appropriations: \$0.6 million from operating underspending and a significant \$4.4 million in capital funds reserved for fire truck and ambulance rescue vehicle acquisitions, both carried into fiscal year 2026.
- **Physical environment** – \$0.3 million budget savings were primarily attributable to landscaping and contractual services.
- **Human services** – \$0.7 million in budget savings occurred between the community service and the education sub-functions. Community Service savings of \$0.3 million were attributable to repairs and maintenance. The savings in education mainly reflect \$0.1 million for employee compensation and the remainder for non-personnel operating lines.
- **Economic environment** – Budget savings of \$1.3 million were largely the result of postponing repairs and maintenance for the Pines Place rental units.

The City initially projected that the fund balance would decrease by approximately \$25.6 million; however, due to the change in timing of projects and higher than expected revenues, the actual change in fund balance was an increase of \$24.3 million, which was carried over into the following year to complete unfinished projects.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Capital Assets and Debt Administration

Capital Assets. The City's capital assets for its governmental and business-type activities as of September 30, 2025, amounted to \$546.3 million (net of accumulated depreciation), compared with \$540.1 million last fiscal year. These assets include land, construction in progress, buildings, improvements other than buildings, machinery and equipment, right-of-use assets, and infrastructure. The total additions in the City's capital assets for the current fiscal year was \$39.4 million offset by \$31.7 million depreciation during the year.

Capital Assets (net of depreciation, in millions)**						
	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Capital assets, not being depreciated:						
Land	\$55.2	\$55.2	\$18.2	\$3.1	\$73.4	\$58.3
Construction in progress	10.8	9.5	6.5	22.6	17.3	32.1
Total capital assets, not being depreciated	66.0	64.7	24.7	25.7	90.7	90.4
Capital assets, being depreciated, net:						
Buildings	181.6	187.4	25.4	24.6	207.0	212.0
Improvements other than buildings	56.5	60.4	133.3	117.1	189.8	177.5
Machinery and equipment	28.2	25.2	14.9	15.9	43.1	41.1
Infrastructure	5.4	5.8	0.0	0.0	5.4	5.8
Intangibles	5.9	7.4	0.0	0.0	5.9	7.4
Right-of-use assets – building	1.4	1.5	0.0	0.0	1.4	1.5
Right-of-use assets – machinery and equipment	0.3	0.4	0.2	0.0	0.5	0.4
Right-of-use assets – subscription assets	2.5	4.0	0.0	0.0	2.5	4.0
Total capital assets, being depreciated, net	281.8	292.1	173.8	157.6	455.6	449.7
Total capital assets	\$347.8	\$356.8	\$198.5	\$183.3	\$546.3	\$540.1

**Amounts may differ from the Government-Wide Statements due to rounding.

Additions to capital assets for governmental activities included, but are not limited to the following:

- \$1.2 million was spent on the purchase of police vehicles.
- \$1.3 million was spent on the purchase of fire engine truck and fire rescue vehicles.
- \$4.0 million was spent on renovations at Dream Park.
- \$1.0 million was spent on installation of new traffic signal at Palm Avenue and SW 7th Street
- \$1.0 million was spent on the purchase of buses for community bus program
- \$0.8 million was spent on modernizing the elevators at the senior center, and \$0.6 million was used for installing new metal canopy at west campus.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Additions to capital assets for business-type activities included but are not limited to the following:

- \$3.1 million was spent on purchase of sewage lift station pumps and assemblies
- \$1.9 million was spent on Cedarwoods water service replacement
- \$1.2 million was spent on water plant improvements.
- \$0.5 million was spent on new raw water supply line between water treatment plant and Eastern Wellfield.

Additional information on the City's capital assets can be found in Note 6 of this report.

Long-term Debt. At the end of the current fiscal year, the City had Bonds, Lease Agreements, and Subscription Based Information Technology Arrangements (SBITA) Agreements debt outstanding of \$197.8 million. Most the City's outstanding debt is secured by specified revenue sources.

	Outstanding Debt (in millions)					
	Bonds, Lease Agreements and SBITA Agreements					
	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenue Bonds	\$147.7	\$159.0	\$1.0	\$2.0	\$148.7	\$161.0
General Obligation Bonds	44.9	53.0	0.0	0.0	44.9	53.0
Lease Liability	1.7	1.9	0.3	0.0	2.0	1.9
SBITA Liability	2.2	3.6	0.0	0.0	2.2	3.6
Total	\$196.5	\$217.5	\$1.3	\$2.0	\$197.8	\$219.5

The decline in total debt outstanding reflects scheduled debt service payments of principal and interest. Governmental activities debt fell by \$21.0 million, the net result of \$66.4 million in principal payments and reductions — including the retirement of \$49.0 million in general obligation bonds — partially offset by \$0.5 million in new lease and SBITA agreements and the issuance of \$44.9 million in Series 2025 general obligation refunding bonds during fiscal year 2024.

All of the outstanding bonds, except the Capital Improvement Revenue Refunding Bonds, Series 2010, and the Consolidated Utility System Revenue Bonds, Series 2010 (which are Bank Direct Purchase Revenue Bonds) are insured by Assurance Guaranty Municipal Corp.

On February 26, 2026, Fitch Ratings withdrew the 'AA+/'Stable Issuer Default Rating (IDR) for the City of Pembroke Pines, FL. Consequently, Fitch no longer provides analytical coverage or ESG relevance scores for the issuer.

On August 20, 2025, Moody's Ratings assigned an Aa2 to Pembroke Pines' \$45.5 million General Obligation Refunding Bonds, Series 2025. It also maintained the Aa2 issuer and general obligations rating for the City.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

On August 2, 2024, Moody's Rating withdrawn the A1 insurance financial strength (IFS) rating and stable outlook of Assured Guaranty Municipal Corp. following the corporate reorganization of Assured Guaranty Ltd.'s two US financial guaranty insurers, effected through the merger of Assured Guaranty Municipal Corp. with and into Assured Guaranty Inc. (IFS rating A1 stable), with Assured Guaranty Inc. as the surviving company. The reorganization came into effect as of August 1, 2024, and by operation of law, all securities that had been insured by Assured Guaranty Municipal Corp. are now guaranteed obligations of Assured Guaranty Inc.

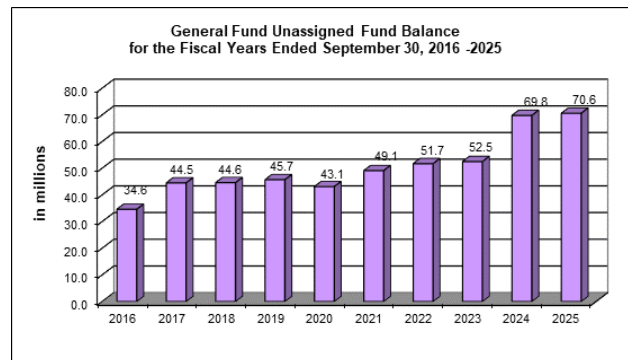
Additional information on the City's long-term debt can be found in Note 10.

Economic Factors and Next Year's Budgets and Rates

The City's local economy is primarily based on retail and service activities. The occupancy rate of the City's retail establishments and office structures remains at approximately 96%. Only 4% of the City remains undeveloped. As the City nears build-out, its focus will be on redevelopment.

The unemployment rate for the City of Pembroke Pines for the fiscal year ended September 30, 2025, was 3.9%, compared to 3.2% a year ago. This compares favorably to unemployment rates for both Broward County and the State of Florida, which are at 4.0% and 3.9, respectively, for the same period.

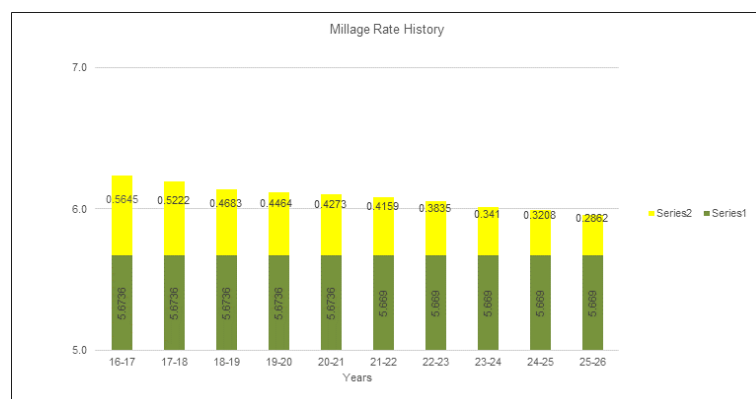
During the fiscal year 2025, the unassigned fund balance in the General Fund increased by \$0.8 million to \$70.6 million, compared to \$69.8million from last year. The City has assigned \$113.5 million for next year's budget which includes public safety building improvements and disaster assistance.



The following information and discussion of the budget only relates to the operations of the City and does not include the Charter Schools.

General Fund

For the fiscal year 2026, the largest revenue source, Ad Valorem (property) Tax, which is 37.7% of the total general fund revenue budget (excluding other sources), is budgeted at 5.6690 for the operating millage rate, generating \$107.8 million, which is \$6.1 million higher than the fiscal year 2025 adopted budget. This increase is attributable to an 6.8% increase in taxable values. The debt service millage reflects a decrease of 0.0346 mills, moving from 0.2862 to 0.3208 mills. Ad Valorem taxes associated with the debt service millage are recorded in the Debt Service Fund.



City of Pembroke Pines, Florida

Management's Discussion and Analysis

Revenues

The 2025-26 Adopted General Fund Revenue Budget of \$285.6 million is \$12.9 million or 4.7% greater than the 2024-25 Adopted Budget, as shown in the table below.

General Fund Revenues by Category
(in \$'000)

Description	2024-25	2025-26	Change from 2024-25	
	Adopted	Adopted	\$	%
Taxes	\$ 126,265	\$ 133,931	\$ 7,666	6.1%
Permits, Fees & Licenses	53,931	54,521	590	1.1%
Intergovernmental Revenue	21,041	20,866	(175)	-0.8%
Charges for Services	45,954	47,716	1,762	3.8%
Fines & Forfeitures	420	580	160	38.1%
Miscellaneous Revenues	25,092	27,985	2,893	11.5%
Total Revenues	\$ 272,703	\$ 285,599	\$ 12,896	4.7%

- The \$7.7 million increase in taxes is mainly attributable to a \$6.0 million increase in property tax, which provided funding for increased public service costs.
- Permit fees, and licenses increase of \$0.6 million is due to increases of \$0.3 million in sewer privilege fees and \$0.2 million in fire protection assessment.
- The intergovernmental revenue shows a net decrease of \$0.2 million due to decreases in local 1/2 cent sales tax revenue of \$0.4 million offset by \$0.2 million increase in sales tax proceeds.
- Charges for services increased \$1.8 million. This includes a Public Safety increase of \$0.8 million in rescue transport fees and \$0.3 million in services that will be provided to the City's Charter Schools. Culture and Recreation increases include \$0.4 million in revenue related to golf recreation, \$0.3 million in Civic Center operating revenue, and \$0.2 million in Early Development Center service fees. Additionally, engineering charges to utility increased \$0.1 million. These increases are partially offset by a \$0.6 million decrease in administrative fees.
- Miscellaneous revenues reflect a \$2.9 million increase which includes \$1.7 million increases in rental revenue and \$1.1 million increases in interest and investment income.

City of Pembroke Pines, Florida

Management's Discussion and Analysis

Expenditures

The \$285.6 million 2025-26 Adopted General Fund Expenditure Budget (including transfers) is \$12.9 million or 4.7% above the 2024-25 Adopted Budget, as shown in the table below. The year-over-year increase is attributable mainly to growth in appropriations for public safety and Housing offset by the reduction in General Government.

General Fund Expenditures by Category
(in \$'000)

Category	2024-25	2025-26	Change from 2024-25	
	Adopted	Adopted	\$	%
Personnel	\$ 157,127	\$ 166,315	\$ 9,188	5.8%
Operating	102,130	104,312	2,182	2.1%
Capital	9,814	12,562	2,748	28.0%
Grants & Aid	748	836	88	11.8%
Other	2,884	1,574	(1,310)	-45.4%
Total Expenditures	\$ 272,703	\$ 285,599	\$ 12,896	4.7%

Public safety represents 63.0% of the 2025-26 Adopted Expenditure Budget (including transfers) and shows a \$13.3 million or 8.0% increase over the 2024-25 Adopted Budget. The increase mainly consists of \$9.5 million for personnel and \$3.2 million for capital. Increases for personnel include \$4.4 million for full-time salaries, \$2.7 million for contributions to the Fire and Police Pension Trust Fund, and \$0.4 million for health insurance. Additional increases include \$0.5 million in retiree health contributions and \$0.7 million incentive related benefits. The increases in capital include a \$1.1 million increase for renovations and construction of buildings and \$2.1 million for two (2) Fire Engines, equipment related to Police trucks and radios.

The Economic Environment, which includes Housing increased \$1.0 million or 11.0%. This increase is attributed to increases of \$1.0 million in operating expenses mainly from increases in administrative fees, repair and maintenance and insurance.

The General Government category comprising the City's administrative departments shows a \$3.3 million decrease with decreases across all categories. Transfers to other funds decreased \$1.3 million. Decreases in machinery and buildings were offset by increases in infrastructure, drove \$1.2 million decrease in capital expenditure. Decreases in operating expenses of \$0.2 million include \$1.8 million in contingencies, \$0.7 million in operating supplies and \$0.2 million in insurance, offset by \$1.1 million in contractual services, \$0.5 million in estimated budget savings, \$0.3 million in repair and maintenance and \$0.2 million in communication expenses. Personnel decreased by \$0.7 million mainly in retirement contributions offset by salary increases.

Requests for Information

This financial report is designed to provide a general overview of the City of Pembroke Pines' finances for all those with an interest in the City's finances.

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Lisa Chong, Assistant City Manager/Finance Director, Finance Department, City of Pembroke Pines, 601 City Center Way, Pembroke Pines, Florida 33025.



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Basic Financial Statements

Government-wide Financial Statements

City of Pembroke Pines, Florida
Statement of Net Position
September 30, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Pooled cash and cash equivalents	\$ 130,563,271	\$ 19,254,737	\$ 149,818,008
Investments:			
Marketable securities	116,467,831	55,495,882	171,963,713
Receivables, net	26,818,885	17,482,860	44,301,745
Lease receivables	36,062,822	-	36,062,822
Inventories	224,050	-	224,050
Other assets	-	9,377,447	9,377,447
Restricted assets:			
Pooled cash and cash equivalents	15,130,598	5,448,897	20,579,495
Prepaid costs	212,453	79,564	292,017
Net pension asset	21,545,280	8,122,073	29,667,353
Unamortized prepaid bond insurance	110,041	-	110,041
Capital assets, not being depreciated	66,061,593	24,719,176	90,780,769
Capital assets, being depreciated, net	281,782,325	173,811,119	455,593,444
Total assets	<u>694,979,149</u>	<u>313,791,755</u>	<u>1,008,770,904</u>
Deferred outflows of resources			
Deferred charge on refundings	8,641,466	-	8,641,466
Pension related	74,426,719	5,162,074	79,588,793
OPEB related	81,789,038	5,917,445	87,706,483
Total deferred outflows of resources	<u>164,857,223</u>	<u>11,079,519</u>	<u>175,936,742</u>
Liabilities			
Accounts payable and accrued liabilities	28,713,980	5,319,676	34,033,656
Deposits	3,305,164	-	3,305,164
Internal balances	488,740	(488,740)	-
Unearned revenue	6,710,100	-	6,710,100
Payable from restricted assets:			
Deposits	1,391,327	4,414,018	5,805,345
Noncurrent liabilities:			
Due within one year	27,317,593	1,174,233	28,491,826
Due in more than one year	537,783,090	8,569,904	546,352,994
Total liabilities	<u>605,709,994</u>	<u>18,989,091</u>	<u>624,699,085</u>
Deferred inflows of resources			
Leases	33,348,431	-	33,348,431
Pension related	60,016,579	7,313,440	67,330,019
OPEB related	13,704,826	1,719,526	15,424,352
Total deferred inflows of resources	<u>107,069,836</u>	<u>9,032,966</u>	<u>116,102,802</u>
Net position			
Net investment in capital assets	180,817,640	197,054,960	377,872,600
Restricted for:			
\$2 Police Education	84,281	-	84,281
Debt Service	10,009,961	1,034,718	11,044,679
FDLE – Confiscated	1,379,001	-	1,379,001
Justice – Confiscated	511,500	-	511,500
Road and bridge fund	7,634,959	-	7,634,959
Community bus program	129,718	-	129,718
Building services	1,505,052	-	1,505,052
Treasury – Confiscated	617,017	-	617,017
Wetland Mitigation Trust Fund:			
Nonexpendable	452,080	-	452,080
Expendable	308,629	-	308,629
Unrestricted (deficit)	(56,393,296)	98,759,539	42,366,243
Total net position	<u>\$ 147,056,542</u>	<u>\$ 296,849,217</u>	<u>\$ 443,905,759</u>

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Activities
Fiscal Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities:							
General government services	\$ 51,411,399	\$ 32,894,358	\$ -	\$ -	\$ (18,517,041)	\$ -	\$ (18,517,041)
Public safety	176,237,789	57,113,218	836,543	109,999	(118,178,029)	-	(118,178,029)
Physical environment	3,563,740	-	-	-	(3,563,740)	-	(3,563,740)
Transportation	11,694,102	-	656,212	545,000	(10,492,890)	-	(10,492,890)
Economic environment	11,206,022	11,331,754	1,853,528	-	1,979,260	-	1,979,260
Human services	82,838,660	89,501,971	8,412,706	931,538	16,007,555	-	16,007,555
Culture/recreation	26,365,067	6,957,844	205,578	-	(19,201,645)	-	(19,201,645)
Interest on long-term debt	14,585,009	11,359,978	-	-	(3,225,031)	-	(3,225,031)
Total governmental activities	377,901,788	209,159,123	11,964,567	1,586,537	(155,191,561)	-	(155,191,561)
Business-type activities:							
Water utility services	12,725,777	33,095,950	-	1,070,171	-	21,440,344	21,440,344
Sewer/wastewater services	17,359,672	41,509,394	-	995,251	-	25,144,973	25,144,973
Solid waste control services	7,300,638	7,151,200	-	-	-	(149,438)	(149,438)
Water-sewer combined service	40,073,617	60,778	-	-	-	(40,012,839)	(40,012,839)
Total business-type activities	77,459,704	81,817,322	-	2,065,422	-	6,423,040	6,423,040
Total	\$ 455,361,492	\$ 290,976,445	\$ 11,964,567	\$ 3,651,959	(155,191,561)	6,423,040	(148,768,521)
General revenues:							
Property taxes, levied for debt service					5,774,905	-	5,774,905
Property taxes, levied for general purposes					102,040,276	-	102,040,276
Utility taxes					18,741,508	-	18,741,508
Communications services tax					4,741,658	-	4,741,658
Insurance premium taxes					5,073,046	-	5,073,046
Local option gas taxes					2,818,386	-	2,818,386
Franchise fees					22,007,141	-	22,007,141
Local business tax					3,860,467	-	3,860,467
Intergovernmental revenue – unrestricted					21,669,448	-	21,669,448
Gain on sale of wetland credits					44,349	-	44,349
Miscellaneous revenues					2,802,308	13,601,573	16,403,881
Investment earnings not restricted					10,998,468	3,225,785	14,224,253
Gain (loss) on disposal of capital assets					57,360	(1,294,877)	(1,237,517)
Total general revenues					200,629,320	15,532,481	216,161,801
Change in net position					45,437,759	21,955,521	67,393,280
Net position, beginning as previously reported					100,282,802	274,684,214	374,967,016
Restatement of beginning balance net position due to implementation of GASB 101 (Note 2.c)					1,335,981	209,482	1,545,463
Net position, beginning (as restated)					101,618,783	274,893,696	376,512,479
Net position, ending					\$ 147,056,542	\$ 296,849,217	\$ 443,905,759

See notes to basic financial statements.

Fund Financial Statements

**City of Pembroke Pines, Florida
Balance Sheet
Governmental Funds
September 30, 2025**

	General	Debt Service	Capital Projects	Other Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Pooled cash and cash equivalents	\$ 97,825,207	\$ -	\$ 2,676,012	\$ 27,121,708	\$ 127,622,927
Investment in marketable securities	94,804,602	-	-	-	94,804,602
Franchise fees and taxes receivable	6,598,679	-	-	459,445	7,058,124
Other receivables	3,868,416	-	-	1,441,683	5,310,099
Lease receivables	36,062,822	-	-	-	36,062,822
Inventory	224,050	-	-	-	224,050
Prepaid costs	185,586	-	-	26,867	212,453
Due from other funds	2,231,621	-	-	-	2,231,621
Due from other governments	454,760	-	-	13,995,902	14,450,662
Restricted pooled cash and cash equivalents	1,352,269	12,750,597	199,724	828,008	15,130,598
Total assets	<u>\$ 243,608,012</u>	<u>\$ 12,750,597</u>	<u>\$ 2,875,736</u>	<u>\$ 43,873,613</u>	<u>\$ 303,107,958</u>
Liabilities and Fund Balances					
Liabilities:					
Accounts payable and accrued liabilities	\$ 18,216,325	\$ 200,522	\$ -	\$ 4,393,069	\$ 22,809,916
Retainage payable	151,807	-	-	123,684	275,491
Due to other funds	-	-	-	2,231,621	2,231,621
Due to other governments	30,075	-	-	-	30,075
Deposits	1,874,908	-	-	1,430,256	3,305,164
Unearned revenue	3,737,494	-	-	2,676,606	6,414,100
Deposits payable from restricted assets	1,391,327	-	-	-	1,391,327
Total liabilities	<u>25,401,936</u>	<u>200,522</u>	<u>-</u>	<u>10,855,236</u>	<u>36,457,694</u>
Deferred inflows of resources					
Leases	33,348,431	-	-	-	33,348,431
Unavailable revenues	296,000	-	-	6,228,342	6,524,342
Total deferred inflows of resources	<u>33,644,431</u>	<u>-</u>	<u>-</u>	<u>6,228,342</u>	<u>39,872,773</u>
Fund balances:					
Nonspendable:					
Inventory and prepaid costs	409,636	-	-	26,867	436,503
Wetland Mitigation Trust	-	-	-	452,080	452,080
Restricted for:					
Debt covenants	-	12,550,075	-	-	12,550,075
Capital projects	-	-	199,724	-	199,724
Road and sidewalks	-	-	-	7,634,959	7,634,959
Community bus program	-	-	-	129,718	129,718
Law enforcement	-	-	-	3,043,318	3,043,318
Wetland mitigation	-	-	-	308,629	308,629
Building services	-	-	-	1,505,052	1,505,052
Economic development	-	-	-	36,745	36,745
Human services	-	-	-	9,823	9,823
Assigned to:					
Disaster assistance	2,125,000	-	-	-	2,125,000
Capital projects	-	-	2,676,012	-	2,676,012
Rent payments	-	-	-	13,642,844	13,642,844
Subsequent year's budget	111,465,545	-	-	-	111,465,545
Unassigned	70,561,464	-	-	-	70,561,464
Total fund balances	<u>184,561,645</u>	<u>12,550,075</u>	<u>2,875,736</u>	<u>26,790,035</u>	<u>226,777,491</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 243,608,012</u>	<u>\$ 12,750,597</u>	<u>\$ 2,875,736</u>	<u>\$ 43,873,613</u>	<u>\$ 303,107,958</u>

See notes to basic financial statements.

City of Pembroke Pines, Florida
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
September 30, 2025

Fund Balances – Total governmental funds (page 25)		\$ 226,777,491
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 funds.		347,843,918
Deferred charge on refundings included in deferred outflows of resources, relates to future periods and, therefore, is not reported in the funds.		8,641,466
Unamortized prepaid insurance is not available to pay for current-period expenditures and, therefore, is not reported in the funds.		110,041
Net pension asset used in governmental activities are not financial resources and, therefore, are not reported in the funds.		21,162,467
Revenues that are not available soon enough to pay for the current period's expenditures are considered deferred inflows in governmental funds		6,228,342
Noncurrent liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Bonds payable	(192,616,400)	
Lease liability	(1,650,151)	
SBITA liability	(2,197,962)	
Deferred amounts for issuance discounts/premiums	(12,730,145)	
Interest payable	(2,650,157)	
Net pension liability	(233,732,479)	
Net OPEB liability	(87,462,819)	
Compensated absences	(21,615,828)	
	<u>(554,655,941)</u>	(554,655,941)
Deferred outflows and inflows of resources are applicable to future periods and, therefore, are not reported in the funds:		
Pension and OPEB related deferred outflows of resources		155,739,159
Pension and OPEB related deferred inflows of resources		(73,318,890)
Assets and liabilities of the internal service fund are included in the statement of net position adjusted by the cumulative internal balance for the net effect of the activity between the internal service fund and the enterprise fund over time.		<u>8,528,489</u>
Net position of governmental activities (page 23)		<u><u>\$ 147,056,542</u></u>
See notes to basic financial statements.		

City of Pembroke Pines, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Fiscal Year Ended September 30, 2025

	General	Debt	Service	Capital	Projects	Other Nonmajor Governmental Funds	Total Governmental Funds
Revenues							
Taxes:							
Property taxes	\$ 102,040,276	\$ 5,774,905	\$ -			\$ -	\$ 107,815,181
Utility taxes	17,575,711	1,165,797	-			-	18,741,508
Communications services tax	-	4,741,658	-			-	4,741,658
Insurance premium taxes	5,073,046	-	-			-	5,073,046
Local option, use and fuel taxes	-	-	-			2,818,386	2,818,386
Local business tax	3,860,467	-	-			-	3,860,467
Special assessments	34,187,604	-	-			-	34,187,604
Permits, fees, and licenses	21,124,184	716,928	-			12,597,908	34,439,020
Intergovernmental	20,774,885	-	-			89,012,082	109,786,967
Charges for services	46,812,842	-	-			4,518,135	51,330,977
Fines and forfeitures	855,497	-	-			25,746	881,243
Investment income	9,675,107	572,206	151,571			1,038,885	11,437,769
Contributions	16,899	-	-			1,117,641	1,134,540
Rental revenue	17,326,258	11,359,978	-			777,658	29,463,894
Gain on sale of wetland credits	89,100	-	-			-	89,100
Other	394,212	-	-			771,354	1,165,566
Total revenues	279,806,088	24,331,472	151,571			112,677,795	416,966,926
Expenditures							
Current:							
General government	45,614,806	-	-			-	45,614,806
Public safety	159,634,559	-	-			10,719,496	170,354,055
Physical environment	3,130,312	-	-			16,605	3,146,917
Transportation	-	-	-			9,593,467	9,593,467
Economic environment	8,585,194	-	-			1,916,036	10,501,230
Human services	2,949,454	-	-			76,452,149	79,401,603
Culture and recreation	21,793,721	-	-			-	21,793,721
Debt Service:							
Principal	1,830,743	14,674,300	-			5,910,092	22,415,135
Interest	132,962	9,373,584	-			333,650	9,840,196
Other debt service costs	-	327,830	-			-	327,830
Capital Outlay:							
General government	2,583,966	-	48,748			-	2,632,714
Public safety	3,074,470	-	-			373,459	3,447,929
Physical environment	22,607	-	-			-	22,607
Transportation	-	-	-			2,131,289	2,131,289
Economic environment	-	-	-			652,403	652,403
Human services	2,151	-	-			97,143	99,294
Culture and recreation	3,971,989	-	605,725			-	4,577,714
Total expenditures	253,326,934	24,375,714	654,473			108,195,789	386,552,910
Excess (deficiency) of revenues over (under) expenditures	26,479,154	(44,242)	(502,902)			4,482,006	30,414,016
Other financing sources (uses)							
Transfers in	-	-	-			3,529,838	3,529,838
Transfers out	(2,793,803)	-	-			(836,035)	(3,629,838)
Refunding bonds issued	-	44,890,000	-			-	44,890,000
Premium on refunding bonds issued	-	5,063,802	-			-	5,063,802
Payment to refunded bond escrow agent	-	(49,774,885)	-			-	(49,774,885)
Issuance of lease financing	14,941	-	-			-	14,941
Issuance of subscription financing	544,053	-	-			12,156	556,209
Proceeds on sale of equipment	57,360	-	-			-	57,360
Total other financing sources (uses)	(2,177,449)	178,917	-			2,705,959	707,427
Net change in fund balances	24,301,705	134,675	(502,902)			7,187,965	31,121,443
Fund balances, beginning	160,259,940	12,415,400	3,378,638			19,602,070	195,656,048
Fund balances, ending	\$ 184,561,645	\$ 12,550,075	\$ 2,875,736			\$ 26,790,035	\$ 226,777,491

See notes to basic financial statements.

City of Pembroke Pines, Florida
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities
Fiscal Year Ended September 30, 2025

Amounts reported for governmental activities in the statement of activities (page 24)
are different because:

Net change in fund balances – total governmental funds (page 27) \$ 31,121,443

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

The details of the difference is as follows:

Capital outlay	\$ 13,563,950	
Depreciation and amortization expense	(22,557,111)	
Net adjustment		(8,993,161)

The net effect of various miscellaneous transactions involving capital assets (13,011)

Revenues in the Statement of Activities that do not provide current financial resources
are not reported as revenues in the funds. 6,228,342

The issuance of long-term debt (e.g., bonds, leases, SBITAs) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The details of the net effect of these differences are as follows:

Issuance of long-term debt	49,953,802	
Payment to refunded bond escrow agent	(49,774,885)	
Principal payments:		
General Obligation Bonds, Series 2015	3,400,000	
Refunded Capital Improvement Revenue Bonds	4,389,300	
Refunded Public Improvement Revenue Bonds	1,385,000	
Refunded Taxable Revenue Bonds	5,500,000	
Lease liability	244,376	
SBITA liability	1,917,181	
Total principal payments	16,835,857	
Leases and SBITAs financing	(571,151)	
Prepaid Bond Insurance, Bond Discount/Premium and Loss on Refunded Bonds	420,478	
Net adjustment		16,864,101

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:

The details of the difference are as follows:

Compensated absences		(1,978,725)
Accrued interest		383,985
OPEB expense, net of contributions		(4,179,081)
Pension expense, net of contributions		5,903,866

Internal service funds are used by management to charge the cost of certain activities such as insurance and fleet management, to individual funds. The net revenue of internal service funds is reported within governmental activities.

		100,000
Change in net position of governmental activities (page 24)		\$ 45,437,759

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Net Position
Proprietary Funds
September 30, 2025

	Business-Type Activities			Governmental Activities
	Major Fund Utility Fund	Non-major Fund Sanitation Fund	Enterprise Funds Total	Internal Service Fund Public Insurance
Assets				
Current assets				
Pooled cash and cash equivalents	\$ 18,763,373	\$ 491,364	\$ 19,254,737	\$ 2,940,344
Investment in marketable securities	55,495,882	-	55,495,882	21,663,229
Other asset	9,377,447	-	9,377,447	-
Accounts receivable, net	16,816,936	665,924	17,482,860	-
Prepaid costs	79,564	-	79,564	-
Total current assets	100,533,202	1,157,288	101,690,490	24,603,573
Noncurrent assets				
Restricted pooled cash and cash equivalents	5,448,897	-	5,448,897	-
Net pension asset	8,122,073	-	8,122,073	382,813
Capital assets, not being depreciated	24,719,176	-	24,719,176	-
Capital assets, being depreciated, net	173,793,394	17,725	173,811,119	-
Total noncurrent assets	212,083,540	17,725	212,101,265	382,813
Total assets	312,616,742	1,175,013	313,791,755	24,986,386
Deferred outflows of resources				
Pension related	3,585,685	-	3,585,685	234,443
OPEB related	5,917,445	-	5,917,445	242,155
Total deferred outflows of resources	9,503,130	-	9,503,130	476,598
Liabilities				
Current liabilities				
Accounts payable	4,418,760	688,394	5,107,154	2,948,341
Retainage payable	212,522	-	212,522	-
Compensated absences	61,000	-	61,000	120,413
Claims payable	-	-	-	1,866,628
Current portion of lease liability	78,515	-	78,515	-
Current portion of bonds payable	1,034,718	-	1,034,718	-
Total current liabilities	5,805,515	688,394	6,493,909	4,935,382
Noncurrent liabilities				
Customer deposits payable from restricted assets	4,414,018	-	4,414,018	-
Claims payable	-	-	-	10,923,000
Compensated absences	92,000	-	92,000	9,463
Long-term portion of lease liability	149,580	-	149,580	-
Net OPEB liability	8,328,324	-	8,328,324	175,395
Total noncurrent liabilities	12,983,922	-	12,983,922	11,107,858
Total liabilities	18,789,437	688,394	19,477,831	16,043,240
Deferred inflows of resources				
Pension related	5,737,051	-	5,737,051	332,149
OPEB related	1,719,526	-	1,719,526	70,366
Total deferred inflows of resources	7,456,577	-	7,456,577	402,515
Net position				
Net investment in capital assets	197,037,235	17,725	197,054,960	-
Restricted for debt service	1,034,718	-	1,034,718	-
Unrestricted	97,801,905	468,894	98,270,799	9,017,229
Total net position	295,873,858	486,619	296,360,477	\$ 9,017,229
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service fund and enterprise fund over time			488,740	
Net position of business-type activities (page 23)			<u>\$ 296,849,217</u>	

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
Fiscal Year Ended September 30, 2025

	Business-Type Activities			Governmental Activities
	<u>Major Fund</u>	<u>Non-major Fund</u>	<u>Enterprise Funds</u>	<u>Internal Service Fund</u>
	<u>Utility Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>	<u>Public Insurance</u>
Operating revenues:				
Charges for services	\$ 74,666,123	\$ 7,151,200	\$ 81,817,323	\$ 26,077,367
Other	456,931	-	456,931	6,861,373
Total operating revenues	<u>75,123,054</u>	<u>7,151,200</u>	<u>82,274,254</u>	<u>32,938,740</u>
Operating expenses:				
Operating, administrative and maintenance	60,999,943	7,289,443	68,289,386	33,953,671
Depreciation and amortization	9,117,076	11,195	9,128,271	-
Total operating expenses	<u>70,117,019</u>	<u>7,300,638</u>	<u>77,417,657</u>	<u>33,953,671</u>
Operating income (loss)	<u>5,006,035</u>	<u>(149,438)</u>	<u>4,856,597</u>	<u>(1,014,931)</u>
Nonoperating revenues and (expenses):				
Investment income	3,225,785	-	3,225,785	1,014,931
Interest expense	(42,047)	-	(42,047)	-
Settlements	13,144,642	-	13,144,642	-
Gain on disposal of capital assets	(1,294,877)	-	(1,294,877)	-
Total nonoperating revenues	<u>15,033,503</u>	<u>-</u>	<u>15,033,503</u>	<u>1,014,931</u>
Income (loss) before contributions and transfers	20,039,538	(149,438)	19,890,100	-
Transfers in	-	-	-	100,000
Capital contributions	2,065,421	-	2,065,421	-
Total contributions and transfers	<u>2,065,421</u>	<u>-</u>	<u>2,065,421</u>	<u>100,000</u>
Change in net position	<u>22,104,959</u>	<u>(149,438)</u>	<u>21,955,521</u>	<u>100,000</u>
Net position, beginning as previously reported	273,559,417	636,057	274,195,474	8,917,229
Restatement of beginning balance net position due to implementation of GASB 101 (Note 2.c)	209,482	-	209,482	-
Net position, beginning (as restated)	<u>273,768,899</u>	<u>636,057</u>	<u>274,404,956</u>	<u>8,917,229</u>
Net position, ending	<u>\$ 295,873,858</u>	<u>\$ 486,619</u>	<u>\$ 296,360,477</u>	<u>\$ 9,017,229</u>

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Cash Flows
Proprietary Funds
Fiscal Year Ended September 30, 2025

	Business-Type Activities			Governmental Activities
	Major Fund	Non-major Fund	Enterprise Funds	Internal Service Fund
	Utility Fund	Sanitation Fund	Total	Public Insurance
Cash flows from operating activities:				
Cash received from customers for services	\$ 73,370,897	\$ 7,172,852	\$ 80,543,749	\$ 32,938,740
Cash payment to customers for deposits	(164,062)	-	(164,062)	-
Cash payments to suppliers for goods and services	(35,287,198)	(7,206,179)	(42,493,377)	(30,002,789)
Cash payments to employees for services	(3,253,962)	-	(3,253,962)	(406,669)
Interfund services used	(26,383,770)	-	(26,383,770)	-
Net cash provided by (used in) operating activities	8,281,905	(33,327)	8,248,578	2,529,282
Cash flows from capital and related financing activities:				
Principal paid on revenue bonds	(921,213)	-	(921,213)	-
Acquisition and construction of capital assets	(9,950,912)	-	(9,950,912)	-
Proceeds from PFAS settlement	4,644,642	-	4,644,642	-
Interest paid on revenue bonds	(51,592)	-	(51,592)	-
Capital contributions	1,295,143	-	1,295,143	-
Net cash (used in) capital and related financing activities	(4,983,932)	-	(4,983,932)	-
Cash flows from noncapital and related financing activities:				
Transfers from other funds	-	-	-	100,000
Net cash provided by noncapital and related financing activities	-	-	-	100,000
Cash flows from investing activities:				
Income on cash and cash equivalents	913,257	-	913,257	112,218
Net cash provided by investing activities	913,257	-	913,257	112,218
Net increase (decrease) in equity in pooled cash and cash equivalents	4,211,230	(33,327)	4,177,903	2,741,500
Pooled cash and cash equivalents at beginning of year	20,001,040	524,691	20,525,731	198,844
Pooled cash and cash equivalents at end of year	<u>\$ 24,212,270</u>	<u>\$ 491,364</u>	<u>\$ 24,703,634</u>	<u>\$ 2,940,344</u>
Displayed as:				
Unrestricted	\$ 18,763,373	\$ 491,364	\$ 19,254,737	\$ 2,940,344
Restricted	5,448,897	-	5,448,897	-
Total pooled cash and cash equivalents	<u>\$ 24,212,270</u>	<u>\$ 491,364</u>	<u>\$ 24,703,634</u>	<u>\$ 2,940,344</u>

See notes to basic financial statements.

(continued)

City of Pembroke Pines, Florida
Statement of Cash Flows
Proprietary Funds
Fiscal Year Ended September 30, 2025
(continued)

	<u>Major Fund</u> <u>Utility Fund</u>	<u>Business-Type Activities</u> <u>Non-major Fund</u> <u>Sanitation Fund</u>	<u>Enterprise Funds</u> <u>Total</u>	<u>Governmental</u> <u>Activities</u> <u>Internal Service Fund</u> <u>Public Insurance</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:				
Operating income (loss)	\$ 5,006,035	\$ (149,438)	\$ 4,856,597	\$ (1,014,931)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	9,117,076	11,195	9,128,271	-
Pension expense (benefit)	268,082	-	268,082	(163,666)
OPEB expense (benefit)	(3,817,033)	-	(3,817,033)	(81,665)
Change in assets and liabilities:				
Decrease (increase) in customer accounts, net	(1,752,157)	21,652	(1,730,505)	-
Decrease in pension assets	(8,122,073)		(8,122,073)	(382,813)
(Increase) in pension related outflow of resources	8,394,290	-	8,394,290	381,238
(Increase) in OPEB related outflow of resources	(616,095)	-	(616,095)	(40,601)
Increase in accounts payable	269,339	83,264	352,603	2,467,905
Increase in compensated absences	8,000	-	8,000	-
(Decrease) in customer deposits	(164,062)	-	(164,062)	-
Increase in insurance claims payable	-	-	-	1,366,450
Increase in net pension liability	(869,326)	-	(869,326)	(25,544)
Increase (decrease) in net OPEB liability	559,829	-	559,829	22,909
Net cash provided by (used in) operating activities	<u>\$ 8,281,905</u>	<u>\$ (33,327)</u>	<u>\$ 8,248,578</u>	<u>\$ 2,529,282</u>
Noncash Capital and Financing Activities				
Contributed capital improvements	\$ 770,278	\$ -	\$ 770,278	\$ -

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Net Position
Fiduciary Funds
September 30, 2025

	<u>Pension and OPEB Trust Funds</u>	<u>Custodial Fund</u>
Assets		
Cash and short-term investments	\$ 30,672,289	\$ 1,158,742
Accrued interest and dividend receivables	860,887	-
DROP loans receivable	2,424,680	-
Contribution receivable	7,111,130	-
Investments, at fair value		
U.S. Government securities	32,814,819	-
Corporate bonds	47,784,255	-
Municipal bonds	3,433,475	
Asset backed securities	27,118,439	
Domestic stocks	258,685,664	
International stocks	5,395,233	-
Domestic equity fund	353,847,678	-
International equity fund	103,975,470	-
Real estate funds	66,459,522	-
Timber funds	24,466,865	-
Farmland funds	32,656,933	-
Mutual funds	502,246,242	-
Total investments	<u>1,458,884,595</u>	<u>-</u>
Capital assets, being depreciated, net	<u>1,130,518</u>	<u>-</u>
Total assets	<u>1,501,084,099</u>	<u>1,158,742</u>
Liabilities		
Accounts payable	707,903	-
Reserve for health insurance claims	779,356	-
Total liabilities	<u>1,487,259</u>	<u>-</u>
Net Position		
Net position restricted for pension benefits	1,309,913,478	-
Net position restricted for OPEB benefits	189,683,362	-
Net position restricted for private organizations	-	1,158,742
Total net position restricted for benefits	<u>\$ 1,499,596,840</u>	<u>\$ 1,158,742</u>

See notes to basic financial statements.

City of Pembroke Pines, Florida
Statement of Changes in Net Position
Fiduciary Funds
Fiscal Year Ended September 30, 2025

	Pension and OPEB <u>Trust Funds</u>	Custodial <u>Fund</u>
Additions		
Contributions:		
Plan members	\$ 3,829,496	\$ -
Employer	60,306,785	-
Chapter 175 and 185	5,073,046	-
Total contributions	<u>69,209,327</u>	<u>-</u>
Investment income:		
Net appreciation in fair value of investments	98,962,391	-
Investment income	8,477,723	-
Less investment expenses	5,078,429	-
Net investment income	<u>102,361,685</u>	<u>-</u>
Other additions:		
Specific stop loss and medical claims recovery	947,187	-
Other income	19,704	-
Fees collected for private organizations	-	27,451,460
Total other additions	<u>966,891</u>	<u>27,451,460</u>
Total additions	<u>172,537,903</u>	<u>27,451,460</u>
Deductions		
Benefit payments and insurance premiums	72,158,166	-
DROP distribution	10,424,906	-
Refunds of contributions	106,127	-
Administrative expenses	1,991,777	-
Disbursement of fees collected for private organizations	-	27,004,490
Total deductions	<u>84,680,976</u>	<u>27,004,490</u>
Change in net position	87,856,927	446,970
Net position, beginning	<u>1,411,739,913</u>	<u>711,772</u>
Net position, ending	<u>\$ 1,499,596,840</u>	<u>\$ 1,158,742</u>

See notes to basic financial statements.

Notes to Basic Financial Statements

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 1. Summary of Significant Accounting Policies

The City of Pembroke Pines (the City) was incorporated in 1960. The City operates under a Commission-Manager form of government. In addition to police and fire services, general government, recreation, and public works services provided to its residents, the City operates water and sewer utilities and maintains various trust and custodial funds in a fiduciary capacity. The City also provides educational facilities to its residents with the seven (7) Charter Schools that it owns and operates in addition to those facilities provided by the School Board of Broward County.

The basic financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City's significant accounting policies are described below.

a. Financial Reporting Entity

The City's financial reporting entity comprises the City of Pembroke Pines as the primary government with no component units. In determining the financial reporting entity, the City complies with the provisions of GASB Statements No.14 (amended by GASB No. 61) and No.39 relating to "The Financial Reporting Entity." The criterion used for including component units consists of identification of legally separate organizations for which the elected officials of the City are financially accountable. This criterion also includes identification of organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Under the blended method, component unit balances and transactions are reported in a manner similar to the balances and transactions of the primary government itself.

Blended Component Units

Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same, or substantially the same, as the City Commission or the component unit provides services entirely to the City.

On November 6, 2024, the City Commission established a nonprofit 501(c)(3), "We Love Pembroke Pines, Inc," to support volunteer work, community services, public arts, performing arts, media projects, internships, and other approved duties. The City Commission acts as its board, with the City responsible for operations. Although classified as a blended component unit, the organization had no significant activity in fiscal year 2025.

Discretely Presented Component Units

Discretely presented component units are separate legal entities that meet the component unit criteria described above, but do not meet the criteria for blending. Currently, the City has no discretely presented component units.

Fiduciary Component Units

The City reports the City of Pembroke Pines General Employees' Pension, Firefighters and Police Officers Pension and Other Post-Employment Benefit plans as fiduciary component units.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

b. Government-wide and Fund Financial Statements

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers 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.

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. When the primary eligibility requirement under a grant is incurring an eligible expenditure, the City recognizes revenue at the time the expenditure is incurred. The City considers the availability period of grant revenues susceptible to accrual to be a year.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under leases are reported as other financing sources.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Property taxes, franchise fees and communications taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund and is always classified as a major fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The *debt service fund* accounts for the accumulation of financial resources for the payment of interest and principal on the general long-term debt of the City. Pledged revenues are used for the debt service payments of principal and interest.

The *capital projects fund* is used to account for resources restricted for the acquisition or construction of specific capital projects or items. The City reports only one Capital Projects Fund, and it is used to account for the acquisition and construction of capital assets from bond proceeds.

The City reports the following nonmajor governmental funds:

The *special revenue funds* account for the proceeds of specific revenue sources (other than those for major capital projects) that are restricted legally to expenditures for specified purposes. These include, but are not limited to, building services fund, various grant funds and the City's Charter School funds.

The City owns and operates seven charter schools. Three Elementary Schools, two Middle Schools and one High School are operated under individual charters of the sponsoring Broward County School Board, and one Elementary School is operated under a charter granted by Florida State University. These schools are accounted for as special revenue funds of the City. The Charter Schools have a fiscal year of July 1st through June 30th and are included in the financial statements of the City as of and for the period ended June 30th. The Charter Schools are required to legally adopt budgets in accordance with Section 30.30(F) of the City's Code of Ordinances and are also required to issue separately audited special purpose financial statements.

The *permanent fund (Wetland Mitigation Trust Fund)* accounts for resources which are legally restricted to the extent that only the earnings, and not the principal, may be used for purposes that support the City's long-term obligations to maintain its wetlands areas.

The City reports the following major proprietary fund:

The *utility fund* accounts for activities of providing water and wastewater services to the public.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The City reports a nonmajor enterprise fund that accounts for activities of providing sanitation services to the public.

Additionally, the City reports the following fund types:

The *internal service fund* accounts for general liability, workers' compensation and health and life insurance coverage provided to other departments or agencies of the City on a cost reimbursement basis.

The *custodial fund* is used to account for assets held by the City in a purely custodial capacity. The reporting entity includes one custodial fund – Sanitation Fund – that is used to account for assets held by the City as the collection agent for private organizations.

The *Pension and Other Post-Employment Benefit (OPEB)* trust funds account for the activities of the General Employees' Pension Plan (GEPP) and the City's Pension Fund for the Firefighters and Police Officers (CPFFPO), which accumulate resources for pension benefits. The OPEB Trust Fund accounts for activities related to the City's retiree health and life insurance benefits.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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 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 principal ongoing operations. The principal operating revenues of the City's utility enterprise funds and internal service fund are charges for services. Operating expenses for the utility enterprise funds and the internal service fund include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 1. Summary of Significant Accounting Policies (Continued)

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

1. Deposits and Investments

The City's pooled cash and cash equivalents are considered to be cash on hand, demand deposits, money market deposits and deposits held with the State Board of Administration (SBA) Investment Pool. For the purpose of the proprietary fund's Statement of Cash Flows, pooled cash and cash equivalents include all demand and savings accounts, money market accounts, short-term investments with original maturities of three months or less from the date of acquisition.

All investments of the City, except the SBA Investment Pool and the Florida Municipal Investment Trust (FMIvT), are reported at fair value, which is based on quoted market price. The SBA Investment Pool and the FMIvT is recorded at its value of the pool shares (2A-7 Pool), which approximates fair value, and the investment in real estate is valued at appraised value and the value of contracts for pending sales. Additional deposits and investment disclosures are presented in Note 3.

2. Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/due from" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Advances between funds, as reported in the fund financial statements, are offset by assigned fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

3. Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Financial allowances for uncollectible receivables are based upon historical trends and the periodic aging of receivables. Major receivable balances for the governmental activities include franchise fees, lease receivables, and utility taxes, and amounts due from other governments. Business-type activities report utility billings as the major receivable.

4. Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an estimated useful life in excess of one year and an initial, individual cost of \$5,000 or more. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

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

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase for capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

The City's capitalization threshold for intangible assets is \$5,000. Intangible assets that are considered to have an indefinite useful life because there is no legal, contractual, regulatory, technological, or other factor that limits the useful life are not amortized. As used in these statements, accumulated depreciation includes amortization of intangibles assets.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Assets	Useful Lives Estimated (In Years)
Buildings	20-50
Improvements other than buildings	5-50
Machinery and equipment	3-10
Infrastructure	10-50
Right-of-use assets	2-5

5. Inventories and Prepaid Items

Inventories of governmental funds, which consist of expendable supplies held for consumption, are recorded as expenditures when consumed rather than when purchased (consumption method). The inventories of supplies, diesel fuel and gasoline are recorded at cost using the moving average method.

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 an expenditure/expenses when consumed rather than when purchased (consumption method).

6. Restricted Assets

Restricted assets include cash and investments of the governmental and enterprise funds that are legally restricted as to their use. The primary restricted assets of the governmental funds are related to amounts that the City is required to segregate in connection with the issuance of bonds, including sinking fund and reserve requirements, customer deposits, wetland mitigation, traffic improvements, as well as amounts segregated for construction projects. The primary restricted assets of the enterprise fund are related to the Consolidated Utility System Revenue Bonds, Series 2010, and the customer utility deposits. See Note 5 for more details on the restricted assets.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

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

7. Leases and Subscription Obligations

The City has both leases under which it is obligated as a lessee and leases for which it is a lessor. Leases and Subscription-Based Information Technology Arrangements (SBITAs) are included in capital assets and long-term liabilities on the Statement of Net Position.

An intangible right-of-use (ROU) asset represents the City's right to use an underlying asset for the lease or SBITA term. Lease obligations represent the City's liability to make lease payments arising from lease agreements or SBITA agreements. Intangible right-of-use assets and lease obligations are recognized based on the present value of lease payments over the lease term, where the initial term exceeds twelve months. Residual value guarantees and the value of an option to extend or terminate a lease are reflected to the extent it is reasonably certain to be paid or exercised. Variable payments, if any, based on future performance or usage are not included in the measurement of the lease obligation. Intangible right-of-use assets are amortized using a straight-line basis over the shorter of the lease term or useful life of the underlying asset.

The City is a lessor for non-cancelable leases of land, land improvements, and buildings. Rental income arising from leases as a lessor is included as a receivable and deferred inflow of resources at the commencement of the lease and revenue is recognized on a straight-line basis over the lease term. For additional information, refer to Note 8.

At the commencement of the leases, the lease receivables are measured at the present value of payments expected to be received during the lease term. Subsequently, the lease receivables are reduced by the principal portion of lease payments received. The deferred inflows of resources are initially measured as the amounts of the lease receivables, adjusted for lease payments received at or before the lease commencement dates. Subsequently, the deferred inflows of resources are recognized as revenue over the life of the lease terms.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts.

- a. The City uses its estimated incremental borrowing rate as the discount rate for leases.
- b. The lease terms include the noncancelable periods of the leases.
- c. Lease receipts included in the measurement of the lease receivables are composed of fixed payments from the lessees.

The City monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the lease receivables and deferred inflows of resources if certain changes occur that are expected to significantly affect the amounts of the lease receivables. Lease detail is included in Note 8.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

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

At the commencement of each lease and subscription, the liability is measured at the present value of payments expected to be made during the term. Subsequently, the lease and subscription liabilities are reduced by the principal portions of payments made. The ROU lease and subscription assets are measured as the initial amount of the individual liabilities, adjusted for payments made at or before the lease and subscription commencement dates, plus certain initial direct costs. Subsequently, the ROU lease and subscription assets are amortized on a straight-line basis over their useful lives.

Key estimates and judgments related to leases and subscriptions include how the City determines the discount rate it uses to discount the expected lease and subscription payments to present value, lease and subscription term, and lease and subscription payments.

- The interest rate charged by the lessor is used as the discount rate. When an interest rate charged by the lessor is not provided, the estimated incremental borrowing rate is used as the discount rate for leases and subscriptions.
- The lease terms include the noncancelable period of the leases and subscriptions and option years that the City is reasonably certain to exercise. Lease and subscription payments included in the measurement of the lease and subscription liabilities are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its leases and subscriptions and will remeasure the lease and subscription assets and liabilities if certain changes occur that are expected to significantly affect the amount of the lease and subscription liabilities. Lease and subscription assets are reported with capital assets and lease and subscription liabilities are reported with noncurrent liabilities on the statement of net position. For additional information, refer to Note 8 and 9 for leases and subscriptions, respectively.

8. Deferred Outflows/(Inflows) of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflow of resources. This separate financial statement element, deferred outflow of resources, represents a consumption of net assets that applies to future periods and therefore will not be recognized as an outflow of resources (expense/expenditure) until then. There are three items that qualify for reporting in this category: deferred charge on refunding, pension related activities and other post-employment benefit related activities, all of which are reported in the government-wide statement of net position.

The deferred charge on refunding represents the difference in the carrying value of refunded debt and the reacquisition price, both of which is deferred and amortized over the shorter of the life of the refunded or refunding debt. The City's deferred outflows of resources related to pensions are discussed in Note 15. The City's deferred outflows of resources related to other post-employment benefits are discussed in Note 14.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 1. Summary of Significant Accounting Policies (Continued)

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

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and therefore will not be recognized as an inflow of resources (revenues) until that time. There are three items that qualify for reporting in this category: leases receivables, pension related activities and other post-employment benefit related activities. The City's deferred inflows of resources related to lease receivables are discussed in Note 8. The City's deferred inflows of resources related to pensions are discussed in Note 15. The City's deferred inflows of resources related to other post-employment benefits are discussed in Note 14.

The governmental fund balance sheet reported deferred inflow of resources pertaining to leases and unavailable revenue. Deferred inflow of resources related to leases are for contracts in which the City is the lessor and at the commencement of the contract, a lease receivable is reported along with a deferred inflow of resources. The deferred inflow of resources is amortized and recognized as inflows of resources (revenue) over the contract term. In addition, deferred inflow resources are reported for governmental revenues which have been earned but have not met the availability recognition criteria based on the modified basis of account. These amounts are deferred and recognized as inflow of resources (revenue) in the period that the amounts become available.

9. Long-Term Obligations

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 and discounts, as well as prepaid bond insurance issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Prepaid bond insurance issuance costs are reported as unamortized bond issue costs and amortized over the term of the related debt. Effective October 1, 2013, only bond premiums, discounts and prepaid insurance costs are deferred and amortized over the life of the bonds, all other bond issue costs are expensed in the reporting period in which they are incurred.

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

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

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

10. Net Position/Fund Balance

Net Position. Net position in government-wide and proprietary fund financial statements are classified as net investment in capital assets, restricted and unrestricted. Net investment in capital assets consists of capital assets, including restricted capital assets, net of accumulated depreciation and amortization, and reduced by the outstanding balances of any bonds, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors or laws or regulations of other governments or imposed by law through State statute.

Fund Balance. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the City Commission through an ordinance are classified as committed fund balances. Amounts that are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances.

Assignments are made by the City Manager based on Commission direction. Commitments and assignments of fund balance have been established by the City Commission pursuant to a fund balance reserve policy adopted per Ordinance 1699 on September 7, 2011. Nonspendable fund balances include amounts that cannot be spent because they are either: (a) not spendable in form, or (b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

Unassigned fund balance is the residual classification for the general fund. The general fund should be the only fund that reports a positive unassigned fund balance amount. In a governmental fund other than the general fund, expenditures incurred for a specific purpose might exceed the amounts in the fund that are restricted, committed and assigned to that purpose and a negative residual balance for that purpose may result. If that occurs, amounts assigned to other purposes in that fund should be reduced to eliminate the deficit. If the remaining deficit eliminates all other assigned amounts in the fund, or if there are no amounts assigned to other purposes, the negative residual amount should be classified as unassigned fund balance. A negative residual amount should not be reported for restricted, committed or assigned fund balances in any fund.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 1. Summary of Significant Accounting Policies (Continued)

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

11. Fund Balance Reserve Policy

On September 7, 2011, the City of Pembroke Pines adopted a fund balance reserve policy per Ordinance 1699. This fund balance reserve policy excludes the special revenue funds of the City, including, but not limited to, the Charter Schools, and states that the unassigned fund balance of the City's General Fund shall not be less than 10% of the following year's projected budgeted expenditures.

In any fiscal year where the City is unable to maintain the 10% minimum reservation of fund balance, the unassigned fund balance is to be rebuilt through an appropriation during the next annual budget process of at least 20% of the shortfall in the unassigned fund balance until the minimum level of 10% has been reached.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the City considers amounts to have been spent, first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City has provided otherwise in its commitment or assignment actions.

e. Revenues and Expenditures/Expenses

1. Property Taxes

Under State law, municipalities are able to levy up to 10 mills (\$1 per \$1,000 of taxable value) for operating purposes. In addition, they are permitted to levy additional millage for general obligation debt service purposes, provided a referendum to that effect is approved by the voters. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied annually on November 1st and are due by March 31st. Uncollected Ad Valorem taxes as of May 31st are sold as Tax Certificates to investors. The Broward County Revenue Collector bills and collects the property taxes and remits to the City its portion. 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, or in the fund financial statements.

2. Compensated Absences

During the fiscal year 2025, the City implemented GASB Statement No. 101, *Compensated Absences*, which provided new guidance on how to account and reported compensated absences. The implementation of this standard resulted in a restatement of net position (See Note 2 for more information). Under the new Standard, the City recognizes a compensated absences liability for employee leave balances that have not year been used/taken if (a) the leave is attributable to services already rendered; (b) the leave accumulates; and (c) the leave is more likely than not to be used for time off, paid out in cash, or settled through noncash means.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 1. Summary of Significant Accounting Policies (Continued)

e. Revenues and Expenditures/Expenses (Continued)

Based on these criteria, several leave types qualify for liability recognition, including but not limited to, annual leave, compensatory time off, and earned sick leave. The liability for compensated absences is reported in the government-wide and proprietary fund financial statements. The liability for compensated absences has been calculated based on current salary levels and includes salary-related benefits such as Medicare tax and the City's portion of defined contribution pension/OPEB plans, when applicable. The Due within One Year portion of compensated absences is estimated based on leave taken in the prior year as a percentage of total outstanding balances. Liabilities for leave that has been used but not yet paid are reported at the fund level as part of Accounts Payable and Accrued Liabilities.

f. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources, disclosure of contingent liabilities, revenues, and expenditures/expenses reported in the financial statements and accompanying notes. These estimates include assessing the collectability of receivables, the realization of pension and OPEB liability, fair value, compensated absences, initial lease/SBITA liabilities and the useful lives of capital assets. Although those estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

Note 2. Stewardship, Compliance and Accountability

By its nature as a local government unit, the City is subject to various federal, state and local laws and contractual regulations. The City has no material violations of finance-related legal and contractual obligations.

a. Fund Accounting Requirements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related requirements, bond covenants and segregation for management purposes.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 2. Stewardship, Compliance and Accountability (Continued)

b. Revenue Restrictions

The City has various restrictions placed over certain revenue sources from federal, state or local requirements. The primary restricted revenue sources include:

Revenue Source	Legal Restrictions of Use
Gas Tax	Roads bridges, sidewalks and streetlights
School Board of Broward County	Charter School Expenditures
Florida State University	Charter School Expenditures
Older Americans Act Grant	Grant Program Expenditures
Community Development Block Grant (CDBG)	Grant Program Expenditures
State Housing Initiative Program Grant (SHIP)	Grant Program Expenditures
Confiscated Law Enforcement Trust Funds – (Treasury Confiscated, Justice Confiscated, \$2 Police Education and FDLE Confiscated)	Law Enforcement Expenditures
Opioid Litigation Settlement	Opioid Remediation Efforts
Building Permit and Fees	Building Code Administration

For the year ended September 30, 2025, the City complied, in all material respects, with these revenue restrictions.

c. New Pronouncements

Pronouncements implemented during fiscal year 2025:

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The implementation of this standard resulted in a restatement of beginning net position and compensated absences, as follows:

	Net position balance as previously reported	Restatement - GASB 101 <i>Compensated Absences</i>	Net position balance as restated
Statement of Net Position - Government-wide			
Net Position:			
Governmental activities	\$ 100,282,802	\$ 1,335,981	\$ 101,618,783
Business-type activities	274,684,214	209,482	274,893,696
	\$ 374,967,016	\$ 1,545,463	\$ 376,512,479
Statement of Net Position - Proprietary Funds			
Major Fund - Utility Fund	\$ 273,559,417	\$ 209,482	\$ 273,768,899
Non-Major Fund - Sanitation Fund	636,057	-	636,057
Total Proprietary Funds	\$ 274,195,474	\$ 209,482	\$ 274,404,956
Long-term debt (Note 10)	Beginning balance as previously reported	Restatement - GASB 101	Beginning balance as restated
Compensated absences			
Governmental activities	\$ 21,102,960	\$ (1,335,981)	\$ 19,766,979
Business-type activities	354,482	(209,482)	145,000
	\$ 21,457,442	\$ (1,545,463)	\$ 19,911,979

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 2. Stewardship, Compliance and Accountability (Continued)

c. New Pronouncements (Continued)

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The requirement of this Statement will improve financial reporting by providing users of financial statements 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 risk to a government's financial condition. The implementation of this standard did not have a material impact on the financial statements.

Pronouncements yet to be implemented:

GASB Statement No. 103, *Financial Reporting Model Improvements* will improve key components on the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The Statement will be effective for the City with its year ending September 30, 2026.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* will improve financial reporting by provided issuers of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. The Statement will be effective for the City with its year ending September 30, 2026.

GASB Statement No. 105, *Subsequent Events*, issued in December 2025, improves financial reporting by defining and clarifying the treatment of events occurring between the financial statement date and when they are issued. The Statement will be effective for periods beginning after June 15, 2026, it mandates disclosing the evaluation date, non-recognized events, and specific event types (e.g., debt, combinations)

The City's management has not yet determined the effect these Statements will have on the City's financial statements.

Note 3. Deposits and Investments

The City pools substantially all cash, cash equivalents, and investments, except for accounts that are maintained separately in accordance with legal restrictions.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

Deposits and investments as of September 30, 2025, are classified in the accompanying financial statements as follows:

	<u>Balance</u>	
Statement of net position:		
Cash and cash equivalents	\$ 149,818,008	
Investments:		
Marketable securities	171,963,713	
Restricted assets:		
Pooled cash and cash equivalents	20,579,495	\$ 342,361,216
Statement of net position – Fiduciary Funds:		
Cash and short-term investments	30,672,289	
Investments	1,458,884,595	1,489,556,884
Total cash and investments	<u>\$ 1,831,918,100</u>	<u>\$ 1,831,918,100</u>

Cash on hand, deposits and investments as of September 30, 2025, consist of the following:

	<u>Balance</u>	
Governmental and Business-type investments:		
Cash on hand	\$ 21,224	
Deposits with financial institutions	44,170,169	
Florida PRIME	126,206,110	
Florida Municipal Investment Trust (FMIvT)	29,662,670	
Investments held with external Investment manager		
Temporary investments	1,717,679	
Treasuries	51,923,006	
Mortgage pass-through	7,504,548	
Collateralized mortgage obligations (Agency & Private)	143,619	
Asset-backed securities	29,495,621	
Corporate bonds	49,823,696	
Bank note	1,692,874	\$ 342,361,216
Firefighters and Police Officers Pension Fund:		
Cash and short-term investments	782,381	
Investments	1,058,250,756	
General Employees' Pension Fund:		
Investments in mutual funds	246,906,936	
Other Post-Employment Benefits (OPEB):		
Cash and short-term investments	2,696,777	
Investments	180,920,034	1,489,556,884
Total cash and investments	<u>\$ 1,831,918,100</u>	<u>\$ 1,831,918,100</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

General Investment Policy Guidelines

The City's investment objective order of priority is safety of capital, liquidity of funds, and investment income, in that order. Authorized investments of the City are subject to limitations prescribed in the City of Pembroke Pines' Investment Policy as adopted per Ordinance 1493, dated September 1, 2004. The average duration of the entire portfolio as a whole may not exceed five (5) years. This calculation excludes maturities of the underlying securities of a repurchase agreement. This calculation also applies to the expected average life of asset-backed securities and mortgage-backed securities (rather than the stated final maturity). No more than 30% of the total investment portfolio shall be placed in securities with an expected duration of more than five (5) years. This calculation excludes maturities of the underlying securities of a repurchase agreement. Authorized Investments per the Investment Policy are as follows:

List of Authorized Investments:

- (a) The Local Government Surplus Funds Trust Fund and any other investment plan or investment trust developed by the Florida League of Cities, the Florida Association of Counties, the Florida Association of Court Clerks, or similar state or national associations, approved by the City.
- (b) Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by the United States Government or its agencies, including but not limited to, U.S. Government Treasury Securities, and Government National Mortgage Associations (GNMAs).
- (c) Non-negotiable interest-bearing time certificates of deposits or savings accounts in state or federal banks, state or federal savings and loan associations as permitted and/or prescribed by Chapter 280 of the Florida Statutes.
- (d) Government Sponsored Enterprises including but not limited to Federal Farm Credit Banks, Federal Home Loan Bank or its district banks, Federal National Mortgage Association, and Federal Home Loan Mortgage Corporation.
- (e) Prime commercial paper. Commercial Paper having a maturity of 90 days or less shall require one of the following three minimum ratings: A-1, P-1 or F-1, or better as rated by Standard & Poor's, Moody's, and/or Fitch Investors Service rating services. Prime commercial paper of U.S. Corporations having a maturity in excess of 90 days shall require two of the three above-mentioned ratings.
- (f) Repurchase agreements comprised of only those investment instruments as otherwise authorized herein.
- (g) State or local government taxable and tax-exempt debt, general obligation and/or revenue bonds rated at least "Aa" by Moody's or "AA" by Standard & Poor's for long-term debt or rated at least MIG-2 by Moody's or SP-2 Standard & Poor's for short-term debt.
- (h) Securities or, other interests in, any open-end or closed-end management type investment company or investment trust registered under the Investment Company Act of 1940, provided the portfolio meets the City's investment policy.
- (i) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency. The funds must be in compliance with Title 17, Part 270, Section 2a-7 of the Federal Code of Regulations (Appendix B).

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

- (j) U.S dollar denominated debt obligations of domestic or foreign corporations, or foreign sovereignties issued in the U.S. or in foreign markets having two of the following three minimum ratings: BBB, Baa2, or BBB, as rated by Standard & Poor's, and/or Moody's, and/or Fitch Investors Service rating services. However, if such obligations are rated by only one rating service, then such rating shall be at least A-, A3, or A- by Standard & Poor's, or Moody's or Fitch Investors Service.
- (k) Real estate, so long as the acquisition and sale comply with applicable federal and state laws and regulations in addition to applicable City Charter provisions, if any, and the City Code of Ordinances.
- (l) Real Estate Investment Trusts (REIT) which are properly registered pursuant to applicable Federal and State laws, provided the (REIT) portfolio meets the City's Investment Policy.
- (m) Land Trusts or Title Trusts as described in Sections 689.07 or 689.071, Florida Statutes, so long as the Land Trust complies with any applicable Federal and State laws and regulations, applicable City Charter provisions, if any, and the City's Code of Ordinances.
- (n) Mortgage-Backed Securities. Securities collateralized by mortgages on residential property or commercial (industrial, office, retail etc.) property (Commercial Mortgage-Backed Securities). The securities may be issued by a Federal Instrumentality or by a private corporation and may be structured as collateralized mortgage obligations or unstructured pass-through securities.
- (o) Asset-Backed Securities. Securities collateralized by pools of assets (credit cards, autos, home equity loans). The securities may be structured or unstructured pass-through securities.

Public Deposits

At September 30, 2025, the book balance of the City's public deposits was \$44,170,169 and the bank balance was \$55,019,638. The institutions in which the City's monies are deposited are certified as Qualified Public Depositories pursuant to Florida Statutes, Chapter 280 – Florida Security for Public Deposits Act. Therefore, the City's total bank balances on deposit are entirely insured or collateralized by the Federal Depository Insurance Corporation and the Bureau of Collateral Securities, Division of Treasury, State Department of Insurance. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof. It is the City's practice to ensure that all its public deposits are maintained with a qualified depository. The Investment Policy allows for a maximum of 50% of the portfolio may be deposited with any one financial institution.

Investments in External Investments Pools

State Board of Administration (SBA)

The State Board of Administration (SBA) was created by the Florida Constitution and is governed by a three-member Board of Trustees (Trustees), comprised of the Governor as Chair, the Chief Financial Officer and the Attorney General. The SBA's Local Government Surplus Funds Trust Fund currently known as the Florida PRIME is governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the State Board of Administration. These rules provide guidance and establish the general operating procedures for the administration of the Florida PRIME. Additionally, the Office of the Florida Auditor General performs the operational audit of the activities and investments of the State Board of Administration.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

As of September 30, 2025, the City had \$126,206,110 invested in the Florida PRIME. The investments of the Florida PRIME are not restricted as to deposits or withdrawals. Florida PRIME currently meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost. Therefore, Florida PRIME investment is exempt from the GASB 72 fair value hierarchy disclosures, and the account balance should also be considered the fair value of the investment.

Florida Municipal Investment Trust (FMIvT)

The Florida Municipal Investment Trust (FMIvT) was created under the laws of the State of Florida to provide eligible units of local governments with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor.

The State Board of Administration's Local Government Surplus Funds Trust Fund and the Florida Municipal Investment Trust (FMIvT) are not registrants with the Securities and Exchange Commission (SEC) and are not subject to other regulatory oversight; however, the funds have adopted operating procedures consistent with the requirements for a 2a-7 Fund. Oversight is provided by a Board of Trustees consisting of the President (or appointee) and Second Vice President of the Florida League of Cities (FLOC), two appointed representatives from the Florida Municipal Insurance Trust, and three additional appointed members who are elected officials of municipalities (city, town or village) who actively participate in the Trust. In addition, an Investment Advisory Committee comprised of Finance Directors from throughout the state, assists the Administrator with developing and maintaining the investment guidelines and policies of the Trust. The City invests operating funds in the following funds:

FMIvT Bond Funds	Balance
0-2 Year High Quality Bond Fund	\$ 62,735
1-3 Year High Quality Bond Fund	29,430,449
Intermediate High Quality Bond Fund	169,486
Total FMIvT Bond Funds	<u>\$ 29,662,670</u>

Firefighters and Police Officers Pension Investments

The investment portfolio of the Firefighters and Police Officers pension fund is managed by a separate Board of Trustees, which have established an Operating Investment Policy, and detailed guidelines to manage the risk, diversification, maturity and liquidity requirements of the Fund. Certain investments are measured at the net asset value (NAV), which is exempt from GASB 72 disclosure. As of September 30, 2025, \$655,825,740 out of \$1,058,250,756 of the Firefighters and Police Officers pension fund's investment value is measured at the NAV.

General Employees' Pension Investments

The investments of the General Employees' Pension Fund are managed by the Principal Financial Group. These are pooled as separate investment accounts, under a group annuity contract and operate similar to a mutual fund. These investments are not subject to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

The General Employees' Pension Investments are measured using the net assets value (NAV) per share practical expedient. Therefore, they are exempt from the GASB 72 fair value hierarchy disclosures.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 3. Deposits and Investments (Continued)

Other Post-Employment Benefits (OPEB) Investments

The Other-Post Employment Benefit (OPEB) Trust Fund is invested with various investment managers in both the fixed income, equity funds and real estate. Refer to investment managers as shown in the table below:

	<u>Balance</u>
TD Bank Money Market	\$ 1,669,646
Cash in Pool	1,027,131
Investment Accounts:	
Fiduciary Trust	315,576
Atlanta Capital Management – Small Cap Core	12,102,608
Garcia Hamilton & Associates – Barclay’s Aggregate Fixed Income	53,428,821
State Street Global Advisors	49,376,800
Intercontinental Real Estate Corporation	6,217,392
Black Rock US Core Property Fund	6,010,216
Loomis Sayles & Company – Loomis Large Cap Growth Trust	31,810,764
Aristotle	21,657,857
Total cash and investments	<u>\$ 183,616,811</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

Interest Rate Risk

Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided in the following table as of September 30, 2025.

Investment Type	Fair Value	Years to Maturity	Effective Duration (Years)	% of the Total Fixed Income Investment Portfolio
GOVERNMENTAL & BUSINESS-TYPE INVESTMENTS:				
<u>Managed by External Investment Manager:</u>				
Temporary investments	\$ 1,717,679	-	-	0.6%
Treasuries	51,923,006	3.66	2.02	17.4%
Mortgage pass-through	7,504,548	3.97	1.52	2.5%
Collateralized mortgage obligations (Agency & Private)	143,619	5.05	4.11	0.0%
Asset-backed securities	29,495,621	4.01	1.42	9.9%
Corporate bonds	49,823,696	4.15	1.66	16.7%
Bank note	1,692,874	4.45	1.70	0.6%
<u>Investment in External Investment Pools:</u>				
FMLVT -0-2 Year high quality bond fund	62,735	0.90	0.88	0.0%
FMLVT -1-3 Year high quality bond fund	29,430,449	1.90	1.75	9.9%
FMLVT -Intermediate high quality bond fund	169,486	4.80	4.10	0.1%
Florida PRIME	126,206,110	0.13	0.20	42.3%
Total Governmental & Business-type Fixed Income	\$ 298,169,823			100.0%
Weighted average effective duration of the Governmental & Business-type activities			1.08	
FIDUCIARY FUNDS:				
Firefighters and Police Officers Pension Fund:				
U.S. Government obligations	\$ 32,814,819	3.79	4.05	15.4%
Corporate bonds	47,784,255	5.25	4.05	22.5%
Municipal bonds	3,433,475	6.03	5.12	1.6%
Asset-backed securities	27,118,439	5.73	5.15	12.7%
Fixed income investment funds	74,419,272	N/A	N/A	35.0%
Temporary investments	27,193,131	N/A	N/A	12.8%
Total Fixed Income Firefighters and Police Officers Pension Fund	\$ 212,763,391			100.0%
Weighted average effective duration of Police & Fire Pension Fund			2.27	
General Employees' Pension Fund:				
<u>Investment in separate fixed income investments accounts:</u>				
Principal global investors liquid assets account	\$ 7,355,410	-	0.08	3.0%
Principal global investors LDI intermediate duration account	78,632,051	-	6.23	31.8%
Principal global investors LDI long duration account	144,986,515	21.54	13.39	58.7%
Guaranteed interest fund	5,382,161	-	-	2.2%
Principal US property separate account	10,550,799	-	-	4.3%
Total Fixed Income General Employees' Pension Fund	\$ 246,906,936			100.0%
Weighted average effective duration of the General Employees' Pension Fund			9.85	
Other Post-Employment Benefit (OPEB) Trust Fund:				
<u>Investment in Funds of Garcia Hamilton & Associates</u>				
Corporate bonds	\$ 3,067,180	4.34	5.10	5.7%
Government bonds	25,629,174	4.17	8.46	48.0%
Mortgage-backed securities – FNMA	12,308,371	4.85	5.68	23.0%
Mortgage-backed securities – FHLMC	12,313,602	4.90	6.00	23.0%
US Treasury	110,494	-	-	0.2%
Total Fixed Income – Other Post-Employment Benefits Trust Fund	\$ 53,428,821			100.0%
Weighted average effective duration of the Other Post-Employment Benefits Trust Fund			7.04	

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

Governmental and Business-type Investments

The City limits its exposure to fair value losses arising from increasing interest rates by limiting the effective duration of the investment portfolio. The Operating Investment Policy of the City states that the average effective duration of the portfolio as a whole may not exceed five (5) years, and that no more than 30% of the total investment in debt securities shall be placed in securities with an expected duration of more than five (5) years. This calculation excludes the maturities of the underlying securities of a repurchase agreement. The Operating Investment Policy of the City limits the investment in collateralized mortgage obligations to a maximum of 30% of the portfolio. The maximum effective duration for an investment in any mortgage-backed security issued by a Federal Instrumentality is ten (10) years, and for a private corporation is five (5) years. A maximum of 50% of the City's operating investments may be directly invested in the combined categories of commercial paper and corporate obligations. The maximum duration for corporate obligations is five (5) years for both fixed and variable rate securities. The weighted average days to maturity and the weighted average life of the Florida PRIME as of September 30, 2025, are 47 days and 73 days, respectively.

Firefighters and Police Officers Pension Investments

As a means of limiting its exposure to interest rate risk, the Firefighters and Police Officers Pension Plan diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer with various durations of maturities.

General Employees' Pension Investments

The General Employees' Pension Investment Policy allows for various authorized investments including all the separate accounts offered by the Principal Financial Group. In the event that the Principal Financial Group deems it necessary to offer or discontinue any separate account(s), the City Administration is authorized to execute the necessary documents to implement the change. Currently, all the investments of the General Employees' Pension Fund are invested in the separate accounts of the Principal Financial Group which operate like a mutual fund, since the investments are not evidenced by securities that exist in physical or book entry form. The General Employees' Pension Investment Policy does not limit the amount of fixed income securities of the portfolio. The weighted expected average maturity of U.S. government and agency securities shall not exceed 10 years, and the weighted expected average maturity of corporate bonds shall not exceed 10 years.

Other Post-Employment Benefits (OPEB) Investments

The OPEB Investment Policy allows for various authorized investments including all the investment accounts offered by the Fiduciary Trust International of the South and State Street Global Advisors. Currently, the investments of the OPEB Trust Fund are invested in fixed income, equities, and mutual funds. The OPEB Investment Policy does not limit the amount of fixed income securities of the portfolio. The weighted expected average maturity of U.S. government and agency securities shall not exceed 10 years, and the weighted expected average maturity of corporate bonds shall not exceed 10 years.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

Credit Risk

Credit risk exists when there is a possibility that the issuer or other counterparty to an investment may be unable to fulfill its obligations. The City of Pembroke Pines utilizes portfolio diversification and credit quality rating in order to control this risk.

Investment Type	Credit Quality Rating		Fair Value
	Fitch	S&P	
GOVERNMENTAL & BUSINESS-TYPE INVESTMENTS:			
<u>Managed by External Investment Manager:</u>			
Temporary investments		NR	\$ 1,717,679
Treasuries		AA+	51,923,006
Mortgage pass-through		AA+	7,504,548
Collateralized mortgage obligations (Agency & Private)		AA+	143,619
Asset-backed securities		AAA	10,731,829
Asset-backed securities		NR	18,763,792
Corporate		AA-	6,485,690
Corporate		A+	10,090,334
Corporate		A	8,543,013
Corporate		A-	17,240,286
Corporate		BBB	3,595,666
Corporate		BBB+	3,868,707
Bank note		A+	1,035,079
Bank note		A	657,795
<u>Investment in External Investment Pools:</u>			
FMLvT -0-2 Year high quality bond fund	AAAf/S1		62,735
FMLvT -1-3 Year high quality bond fund	AAAf/S2		29,430,449
FMLvT -Intermediate high quality bond fund	AAAf/S3		169,486
Florida PRIME		AAAm	126,206,110
Total Governmental & Business-type Fixed Income			<u>\$ 298,169,823</u>
FIDUCIARY FUNDS:			
Firefighters and Police Officers Pension Fund:			
U.S. Government obligations		AA+	\$ 32,814,819
Corporate bonds		AAA-BB+	47,784,255
Municipal bonds		AAA-AA-	3,433,475
Asset-backed securities		AAA-A+	27,118,439
Fixed income investment funds		Not rated	74,419,272
Temporary investments		Not rated	27,193,131
Total Fixed Income Firefighters and Police Officers Pension Fund			<u>\$ 212,763,391</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 3. Deposits and Investments (Continued)

Investment Type	Credit Quality Rating		Fair Value
	Fitch	S&P	
General Employees' Pension Fund:			
<u>Investment in separate fixed income investments accounts:</u>			
Principal global investors liquid assets account		Not rated	\$ 7,355,410
Principal global investors LDI Intermediate duration		AA	43,554,293
Principal global investors LDI Intermediate duration		AA	16,607,089
Principal global investors LDI Intermediate duration		BBB	16,308,287
Principal global investors LDI Intermediate duration		NR	2,162,382
Principal global investors LDI Long Duration		AAA	3,740,652
Principal global investors LDI Long Duration		AA	73,638,651
Principal global investors LDI Long Duration		A	32,607,467
Principal global investors LDI Long Duration		BBB	34,999,745
Principal US property separate account		Not rated	10,550,799
Guaranteed interest fund		Not rated	5,382,161
Total Fixed Income General Employees' Pension Fund			\$ 246,906,936
Other Post-Employment Trust Fund:			
<u>Investment in Funds of Garcia Hamilton & Associates</u>			
Corporate bonds		AAA	\$ 828,440
Corporate bonds		A+	1,226,473
Corporate bonds		AA-	1,012,267
Government bonds		AA+	25,629,174
Mortgage-backed securities		AA+	24,621,973
US Treasury		Not rated	110,494
Total Fixed Income – Other Post-Employment Benefits Trust Fund			\$ 53,428,821

Governmental and Business-type Investments

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. This risk is generally measured by the assignment of a rating by a nationally recognized statistical rating organization. The City of Pembroke Pines utilizes portfolio diversification and credit quality rating in order to control this risk.

The Operating Investment Policy of the City does not specify a credit quality rating for its mortgage-backed securities. However, the City currently uses the rating established for corporate bonds. Currently, the mortgage pass-throughs, Federal Agencies (AGY), and the commercial mortgage-backed securities (CMBS) are rated "AAA" by Standard & Poor's. The Operating Investment Policy limits the exposure of mortgage-backed securities to a maximum of 30% of the portfolio.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

The Operating Investment Policy stipulates that corporate bonds must have two (2) of the following three minimum ratings: BBB, Baa2 or BBB, as rated by Standard & Poor's, and/or Moody's, and/or Fitch Investor Service rating services, respectively. However, if such obligations are rated by one rating service, then such rating shall be at least A-, A3 or A- by Standard & Poor's, Moody's or Fitch Investors Service, respectively. The City's operating investments in corporate bonds were rated A by Standard & Poor's and A2 by Moody's, respectively, and investments in corporate bonds – Non-U.S. were rated AA- by Standard & Poor's and Aa3 by Moody's, respectively.

The Florida PRIME is currently rated AAAM by Standard & Poor's.

Firefighters and Police Officers Pension Investments

The Firefighters and Police Officers Pension Plan uses portfolio diversification in order to control this risk. The Firefighters and Police Officers Pension Investment Policy stipulates that fixed investments must have a minimum credit quality of "A" or equivalent as rated by one or more recognized bond rating services at the time of purchase. Fixed income investments that are downgraded below "BAA" shall be liquidated within a reasonable time as determined by the Investment Manager, but not to the detriment of the Firefighters and Police Officers Pension Plan. If the Investment Manager determines it is prudent to hold an investment that has been downgraded below BAA, they will be required to report to the Board on the status of the bonds and the reason for holding the downgraded bond.

General Employees' Pension Investments

The General Employees' Pension Investment Policy sets no minimum credit quality rating for the insurance company separate accounts of the Principal Financial Group. The separate accounts are commingled pools, rather than individual securities and, therefore, these accounts are not rated.

Other Post-Employment Benefits (OPEB) Investments

The OPEB Investment Policy sets no minimum credit quality rating for the investment accounts of the Fiduciary Trust International of the South and State Street Global Advisors. The investment accounts comprise of fixed income, equity, commingled pools, and mutual funds. The fixed income portfolio's ratings from Standard & Poor's and Moody's range from A- to AA+, and Aaa to A3, respectively.

Concentration of Credit Risk

Concentration risk exists when investments are concentrated in one issuer. Investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools and other pooled investment are excluded from the concentration of credit risk disclosure requirements.

The City of Pembroke Pines' Operating Investment Policy does not allow for an investment in any one issuer that is in excess of five percent (5%) of the City's total investments. This limitation also applies to the Firefighters and Police Officers Pension Plan. The General Employees' Pension Plan is not subject to concentration of credit risk, custodial credit risk or foreign currency risk, as the investments of Plan operate like mutual funds, and are not evidenced by securities that exist in physical or book entry form.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

Custodial Credit Risk – Deposits

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and they are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent, but not in the City's name.

All deposits of the City are either covered by depository insurance or are collateralized by the pledging financial institution's trust department or agent in the City's name.

Custodial Credit Risk – Investments

Investment securities are exposed to custodial credit risk if they are uninsured and are not registered in the name of the government and are held by either the counterparty or by the counterparty's trust department or agent but not in the government's name. It is the City's policy that all investments purchased by the City be designated as an asset of the City in the City's name, despite being held in safekeeping by the City's custodial bank or a third-party custodial institution, chartered by the United States Government or the State of Florida. Therefore, consistent with policy, all identifiable investment securities of the City are either insured or are registered in the Custodian's Street name for the benefit of the City and are held by the counterparty's trust department or agent. Investments in mutual funds and external investment pools are not subject to custodial credit risk.

Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Security prices are obtained from a pricing service, Interactive Data Corporation. Therefore, the prices are based on market-corroborated data rather than publicly quoted prices. Level 3 inputs are significant unobservable inputs. Level 3 inputs are developed using a government's own data and cannot be corroborated by observable market data.

The overall valuation process and information sources by major investment classification are as follows:

1. Equity securities: These include common stocks and international equity funds. They are valued at the last reported sales price on the last business day of the fiscal year. Securities which are not traded on a national security exchange are valued by the respective fund manager or other third parties based on yields currently available on comparable securities of issuers with similar credit ratings.
2. Debt securities: Debt securities consist primarily of negotiable obligations of the U.S. government and U.S. government-sponsored agencies and corporate bonds. These securities can typically be valued using the close or last traded price on a specific date (quoted prices in active markets). When quoted prices are not available, fair value is determined based on valuation models that use inputs that include market observable inputs. These inputs included recent trades, yields, price quotes, cash flows, maturity, credit ratings and other assumptions based upon the specifics of the investment's type.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

3. Alternative investments: These investments include real estate equity and venture capital investments where no readily ascertainable fair value exists. To value these investments, management, in consultation with the general partner and investment advisors, determines the fair values for the individual investments based upon the partnership's or limited liability company's most recent available financial information adjusted for cash flow activities through September 30, 2024. The estimated fair value of these investments may differ from values that would have been used had a ready market existed.
4. Commercial real estate: A level 3 input would be a financial forecast (for example, of cash flows or earnings) developed using a government's own data if there is no reasonably available information that indicates that market participants would use different assumptions.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 3. Deposits and Investments (Continued)

The City has the following recurring fair value measurements as of September 30, 2025:

Investment Type	Balance	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
GOVERNMENTAL & BUSINESS-TYPE INVESTMENTS:				
<u>Managed by External Investment Manager:</u>				
Temporary investments	\$ 1,717,679	\$ 1,717,679	\$ -	\$ -
Treasuries	51,923,006	51,923,006	-	-
Mortgage pass-through	7,504,548	-	7,504,548	-
Collateralized mortgage obligations (Agency & Private)	143,619	-	143,619	-
Asset-backed securities	29,495,621	-	29,495,621	-
Corporate	49,823,696	-	49,823,696	-
Bank note	1,692,874	-	-	-
<u>Investment in External Investment Pools:</u>				
FMLvT – 0-2 Year high quality bond fund	62,735	-	62,735	-
FMLvT – 1-3 Year high quality bond fund	29,430,449	-	29,430,449	-
FMLvT – Intermediate high quality bond fund	169,486	-	169,486	-
Total Governmental & Business-type Fixed Income	\$ 171,963,713	\$ 53,640,685	\$ 116,630,154	\$ -
FIDUCIARY FUNDS:				
Firefighters and Police Officers Pension Fund:				
U.S. Government Obligation	\$ 32,814,819	\$ -	\$ 32,814,819	\$ -
Corporate bonds	47,784,255	-	47,784,255	-
Municipal bonds	3,433,475	-	3,433,475	-
Asset backed securities	27,118,439	-	27,118,439	-
Domestic stocks	258,685,664	258,685,664	-	-
Internation stocks	5,395,233	5,395,233	-	-
Temporary investment funds	27,193,131	27,193,131	-	-
Total Firefighters and Police Officers Pension Fund	\$ 402,425,016	\$ 291,274,028	\$ 111,150,988	\$ -
OTHER POST-EMPLOYMENT TRUST FUND:				
<u>Investment in Funds of Garcia Hamilton & Associates</u>				
Corporate bonds	\$ 3,067,180	\$ 3,067,180	\$ -	\$ -
Government bonds	25,629,174	25,629,174	-	-
Mortgage-backed securities	24,621,973	24,621,973	-	-
U.S. Treasury	110,494	110,494	-	-
Fiduciary Trust	315,576	315,576	-	-
Atlanta Capital Management – Small Cap Core	12,102,608	12,102,608	-	-
State Street Global Advisors	49,376,800	-	49,376,800	-
Intercontinental Real Estate Corporation	6,217,392	-	-	6,217,392
Black Rock US Core Property Fund	6,010,216	-	-	6,010,216
Loomis Sayles & Company – Loomis Large Cap Growth Trust	31,810,764	-	31,810,764	-
Aristotle	21,657,857	21,657,857	-	-
Total Other Post-Employment Benefits Trust Fund	\$ 180,920,034	\$ 87,504,862	\$ 81,187,564	\$ 12,227,608

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 3. Deposits and Investments (Continued)

Investment Type	Balance
Investments Measured at Net Asset Value (NAV)	
Florida PRIME	\$ 126,206,110
Firefighters and Police Officers Pension Fund:	
Fixed income investment funds	74,419,272
Domestic equity investment funds	353,847,678
International equity investment funds	103,975,470
Farmland funds	32,656,933
Timber funds	24,466,865
Real estate investment funds	66,459,522
General Employees' Pension Fund	246,906,936
Total Investment Measured at NAV	\$ 1,028,938,786
Total Investment Measured at Fair Value	\$ 1,784,247,549

The following table presents the unfunded commitments, redemption frequency (if currently eligible), and the redemption notice period for the City's alternative investments measured at NAV as of September 30, 2025:

Investment Type	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
GOVERNMENTAL & BUSINESS-TYPE INVESTMENTS:				
Investment in External Investment Pools:				
Florida PRIME	\$ 126,206,110	\$ -	Daily	1 day
Total Governmental & Business-type Fixed Income	\$ 126,206,110	\$ -		
FIDUCIARY FUNDS:				
Firefighters and Police Officers Pension Fund:				
Fixed income investment funds	\$ 74,419,272	\$ -	Daily	Same day
Domestic equity investment funds	353,847,678	-	Daily	N/A
International equity investment funds	103,975,470	-	Daily	N/A
Farmland funds	32,656,933	-	Annual	90 days
Timber funds	24,466,865	-	N/A	N/A
Real estate investment funds	66,459,522	-	Quarterly	60-90 days
Total Firefighters and Police Officers Pension Fund	\$ 655,825,740	\$ -		
GENERAL EMPLOYEES' PENSION FUND	\$ 246,906,936	\$ -	Daily	1 day
Total General Employees' Pension Fund	\$ 246,906,936	\$ -		

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 4. Receivables

Receivables and the related allowance for uncollectible accounts as of September 30, 2025, are as follows:

Receivables	General Fund	Nonmajor Governmental Funds	Utility Fund	Nonmajor Enterprise Fund	Total
Customer accounts	\$ -	\$ -	\$ 9,881,498	\$ 665,924	\$ 10,547,422
Franchise fees and taxes	6,598,679	459,445	-	-	7,058,124
Due from other governments	454,760	13,995,902	-	-	14,450,662
Other receivables	3,868,416	1,441,683	8,500,000	-	13,810,099
Gross receivables	10,921,855	15,897,030	18,381,498	665,924	45,866,307
Less allowance for uncollectible accounts	-	-	(1,564,562)	-	(1,564,562)
Net total receivables (fund statements)	10,921,855	15,897,030	16,816,936	665,924	44,301,745
Net total receivables (government wide)	\$ 10,921,855	\$ 15,897,030	\$ 16,816,936	\$ 665,924	\$ 44,301,745

Note 5. Restricted and Other Assets

The City is required to segregate and restrict certain assets in connection with ordinances governing the issuance of Revenue and General Obligation Bonds. Amounts segregated and restricted to these ordinances and related reserves for the payment of principal and interest, as well as customer deposits at September 30, 2025, are as follows:

Receivables	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Enterprise Fund	Total
Revenue Bonds sinking fund	\$ -	\$ 12,265,843	\$ -	\$ -	\$ -	\$ 12,265,843
General Obligation Bonds sinking fund	-	484,754	-	-	-	484,754
Restricted for construction projects	-	-	199,724	-	-	199,724
Restricted for Utility System Bonds	-	-	-	-	1,035,252	1,035,252
Restricted for wetland mitigation	-	-	-	761,959	-	761,959
Restricted for traffic improvements	-	-	-	66,049	-	66,049
Customer deposits	1,352,269	-	-	-	4,413,645	5,765,914
Total restricted assets	\$ 1,352,269	\$ 12,750,597	\$ 199,724	\$ 828,008	\$ 5,448,897	\$ 20,579,495

Other Assets - City Center Property

In fiscal year 2003, the City purchased approximately 115 acres of undeveloped land adjacent to the old City Hall for approximately \$22 million. The City's investment in real estate, also referred to as the "City Center" project, had an additional \$46.3 million spending for spine roads, infrastructure and hardscape development. The City sold portions of the land for aggregated value of \$60,122,571. As of September 30, 2025, the remaining balance of the other asset for City Center is \$9,377,447 that relates to the remaining unsold parcels of land held.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 6. Capital Assets

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

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 55,214,990	\$ -	\$ -	\$ 55,214,990
Construction-in-progress	9,493,372	7,193,324	(5,840,093)	10,846,603
Total capital assets, not being depreciated	64,708,362	7,193,324	(5,840,093)	66,061,593
Capital assets, being depreciated:				
Buildings	310,064,825	1,661,700	-	311,726,525
Improvements other than buildings	177,596,076	1,061,085	-	178,657,161
Machinery and equipment	88,370,323	8,916,784	(689,873)	96,597,234
Infrastructure	42,350,342	-	-	42,350,342
Intangibles	7,575,926	-	-	7,575,926
Right-of-use-assets – building	1,616,676	-	-	1,616,676
Right-of-use-assets – machinery and equipment	955,018	14,941	(277,860)	692,099
Right-of-use-assets – subscription assets	7,072,049	556,209	(2,849,086)	4,779,172
Total capital assets, being depreciated	635,601,235	12,210,719	(3,816,819)	643,995,135
Less accumulated depreciation for:				
Buildings	(122,687,744)	(7,443,991)	-	(130,131,735)
Improvements other than buildings	(117,187,302)	(4,930,407)	-	(122,117,709)
Machinery and equipment	(63,205,834)	(5,917,592)	676,862	(68,446,564)
Infrastructure	(36,513,680)	(449,668)	-	(36,963,348)
Intangibles	(126,265)	(1,515,185)	-	(1,641,450)
Right-of-use-assets – building	(148,195)	(80,834)	-	(229,029)
Right-of-use-assets – machinery and equipment	(529,372)	(184,856)	277,860	(436,368)
Right-of-use-assets – subscription assets	(3,061,115)	(2,034,578)	2,849,086	(2,246,607)
Total accumulated depreciation	(343,459,507)	(22,557,111)	3,803,808	(362,212,810)
Total capital assets, being depreciated, net	292,141,728	(10,346,392)	(13,011)	281,782,325
Governmental activities capital assets, net	\$ 356,850,090	\$ (3,153,068)	\$ (5,853,104)	\$ 347,843,918
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 3,056,488	\$ 15,154,550	\$ -	\$ 18,211,038
Construction-in-progress	22,573,678	6,477,899	(22,543,439)	6,508,138
Total capital assets, not being depreciated	25,630,166	21,632,449	(22,543,439)	24,719,176
Capital assets, being depreciated:				
Buildings	41,633,770	1,742,887	(103,600)	43,273,057
Improvements other than buildings	249,095,363	23,555,084	(3,314,702)	269,335,745
Machinery and equipment	30,911,142	1,141,139	(28,989)	32,023,292
Right-of-use assets – machinery and equipment	-	279,875	-	279,875
Total capital assets, being depreciated	321,640,275	26,718,985	(3,447,291)	344,911,969
Less accumulated depreciation for:				
Buildings	(17,083,052)	(831,493)	39,195	(17,875,350)
Improvements other than buildings	(132,013,482)	(6,150,050)	2,085,333	(136,078,199)
Machinery and equipment	(15,028,459)	(2,095,809)	27,886	(17,096,382)
Right-of-use assets – machinery and equipment	-	(50,919)	-	(50,919)
Total accumulated depreciation	(164,124,993)	(9,128,271)	2,152,414	(171,100,850)
Total capital assets, being depreciated, net	157,515,282	17,590,714	(1,294,877)	173,811,119
Business-type activities capital assets, net	\$ 183,145,448	\$ 39,223,163	\$ (23,838,316)	\$ 198,530,295

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 6 Capital Assets (Continued)

Depreciation and amortization expense was charged to functions/programs as follows:

Governmental activities:

General government services	\$ 5,533,826
Public safety	4,715,488
Physical environment	375,402
Transportation	2,581,853
Economic environment	1,238,580
Human services	3,718,777
Culture/recreation	4,393,185
Total depreciation and amortization expense – governmental activities	<u>\$ 22,557,111</u>

Business-type activities:

Water-sewer combined service	\$ 9,117,076
Sanitation services	11,195
Total depreciation and amortization expense – business-type activities	<u>\$ 9,128,271</u>

Note 7. Interfund Receivables, Payable and Transfers

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

Due to/from other funds:

Receivable Fund	Payable Fund	Amount	Purpose
General Fund	Nonmajor Governmental Funds	\$ 2,231,621	Provide temporary resources

Interfund Transfers:

	Transfer in:			Purpose
	Nonmajor Governmental Funds	Internal Service Fund	Total	
Transfer out:				
General Fund	\$ 2,693,803	\$ 100,000	\$ 2,793,803	Supplementary funding
Nonmajor Governmental Funds	836,035	-	836,035	Supplement other funds
Total	<u>\$ 3,529,838</u>	<u>\$ 100,000</u>	<u>\$ 3,629,838</u>	

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 8. Leases

For the year ended September 30, 2025, the financial statements include the previous adoption of GASB Statement No. 87, *Leases*. The primary objective of this Statement is to enhance the relevance and consistency of information about governments' leasing activities. This Statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

Lessee

As of September 30, 2025, the City had seven active leases. The leases have payments that range from \$3,166 to \$111,051 and interest rates that range from 0.4753% to 3.5490%. As of September 30, 2025, the total combined value of the lease liability is \$1,878,247, the total combined value of the short-term lease liability is \$251,879. The combined value of the right to use asset, as of September 30, 2025, of \$2,588,650 with accumulated amortization of \$716,316 is included within the Right-of-Use Assets – Building and Machinery and Equipment rows in the capital assets activities table in Note 6.

Principal and interest to maturity are as follows:

	Governmental Activities			Business-type Activities		
	Principal	Interest	Total	Principal	Interest	Total
Fiscal year ending September 30:						
2026	\$ 173,363	\$ 51,193	\$ 224,556	\$ 78,515	\$ 5,485	\$ 84,000
2027	176,481	48,076	224,557	80,782	3,218	84,000
2028	96,173	45,096	141,269	54,881	1,119	56,000
2029	70,842	42,665	113,507	13,917	83	14,000
2030	70,119	40,221	110,340	-	-	-
2031-2035	389,737	161,963	551,700	-	-	-
2036-2040	463,982	87,718	551,700	-	-	-
2041-2043	209,454	11,216	220,670	-	-	-
Total	<u>\$ 1,650,151</u>	<u>\$ 488,148</u>	<u>\$ 2,138,299</u>	<u>\$ 228,095</u>	<u>\$ 9,905</u>	<u>\$ 238,000</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 8. Leases (Continued)

Lessor

As of September 30, 2025, City of Pembroke Pines, Florida had thirty-one (31) active leases. The primary leases relate to ground lease arrangement associated with telecommunication towers, and buildings. The leases have receipts that range from \$715 to \$561,366 and interest rates that range from 0.2133% to 4.4910%. As of September 30, 2025, the total combined value of the lease receivable is \$36,062,822, the total combined value of the short-term lease receivable is \$1,883,582, and the combined value of the deferred inflow of resources is \$33,348,431.

Fiscal Year	Principal and Interest Expected to Maturity		
	Governmental Activities		
	Principal Payments	Interest Payments	Total Payments
2026	\$ 1,883,582	\$ 639,030	\$ 2,522,612
2027	1,800,182	611,384	2,411,566
2028	1,787,353	583,067	2,370,420
2029	1,887,103	553,367	2,440,470
2030	1,976,282	521,792	2,498,074
2031-2035	8,708,433	2,113,112	10,821,545
2036-2040	5,984,817	1,480,609	7,465,426
2041-2045	6,204,687	855,694	7,060,381
2046-2050	5,229,423	314,935	5,544,358
2051	600,960	3,290	604,250
Total	\$ 36,062,822	\$ 7,676,280	\$ 43,739,102

Lease payments not included in receivable

The City acts as a lessor on various arrangements that are not qualified under GASB Statement No. 87 because these are either short-term in nature or outside the scope of the standards. These non-qualified lease agreements have not been recognized or measured as part of the City's lease receivable, and the receipts of these agreements are recognized as revenue as appropriate under standard GAAP revenue recognition rules.

Significant arrangements are as follows:

On June 11, 1986, the City leased 30 acres of the Walter C. Young Resource Center site to the School Board of Broward County to construct and operate a Community Education Facility. The terms call for a rental of \$1 per year for 50 years. At the termination of the lease, all improvements made on the site by the School Board of Broward County will become the property of the City.

On December 3, 1996, the City jointly leased two acres of the Walter C. Young Resource Center site adjacent to the Walter C. Young Middle School to the School Board of Broward County and to Broward County for their construction of a Library facility on the site. The terms call for a rental of \$1 per year for 30 years plus a 20-year option to renew. At the termination of the lease, all improvements made on the site by the School Board of Broward County and by Broward County will become the property of the City.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 8. Leases (Continued)

On April 20, 1998, the City entered into a Ground Lease Agreement with Children's Harbor, Inc., a Florida Non-Profit Organization, whereby the Organization will design, develop, construct, and operate a Children's Development Center with residential and educational facilities on 7.4 acres in western Pembroke Pines to provide family-type homes for abused and neglected children. Upon mutual consent, the lease is for 30 years at \$1 per year with two 10-year renewal periods.

On June 23, 1999, the City leased a site at the Pembroke Pines Academic Village to Broward College to construct the 26,000-square foot Southwest Broward County Center of Broward College. The terms call for a \$1 per year rental for 40 years plus two additional 25-year options to renew. At the termination of the lease, all improvements made on the site by Broward College will become the property of the City.

The City receives rental revenue from various short-term rental arrangements with religious and civic groups and other organizations utilizing the Charter Schools' classrooms on weekends, and other City sites, including the Walter C. Young Resource Center. Apartments at the two Senior Housing sites are rented on leases not exceeding one year. During the year ended September 30, 2025, the City received rental income of \$2,463,129 from the two Senior Housing Facilities located in the Southwest Focal Point Senior Center known as "Pines Point", and \$8,669,645 from the three Senior Housing Facilities located in the Senator Howard C. Forman Human Services Campus known as "Pines Place".

The City also maintains a storage lot for recreational vehicles, boats and trailers and received storage rentals amounting to \$355,074 for the year ended September 30, 2025.

The estimated land and building value on these various leases amounted to approximately \$1,070,000 and \$96,000,000, respectively. The depreciation expense for these leased assets for the year ended September 30, 2025 was \$1,900,000, and the accumulated depreciation as of September 30, 2025, is approximately \$43,400,000.

Note 9. Subscription-Based Information Technology Arrangements (SBITA)

The City entered into various subscription-based information technology arrangements (SBITAs) for downloadable or remotely available software licenses and cloud-based data storage. Most SBITAs have initial terms ranging from two to five years, and contain one or more renewals at the City's option. The City has generally included these renewal periods in the SBITA term when it is reasonably certain that the City will exercise the renewal option. Certain SBITAs require additional payments for other items such as training, support services, and variable payments that are not dependent upon an index or rate, or are not fixed in substance, which are expensed as incurred. As the interest rate implicit in the City's SBITAs is not readily determinable, the City utilizes its incremental borrowing rate to discount the SBITA payments. The incremental borrowing rate ranges from 2.3120% to 3.7120%. The assets acquired and capitalized under the right to use SBITAs are as follows:

Right to use SBITA asset cost	\$ 4,779,172
Less accumulated depreciation	<u>(2,246,607)</u>
Net book value	<u><u>\$ 2,532,565</u></u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 9. Subscription-Based Information Technology Arrangements (SBITA) (Continued)

The annual requirement to amortize SBITA agreements outstanding as of September 30, 2025, are as follows:

Fiscal Year	Principal	Interest	Total Requirement
2026	\$ 956,467	\$ 55,223	\$ 1,011,690
2027	498,696	33,926	532,622
2028	458,609	20,360	478,969
2029	98,190	8,259	106,449
2030	44,427	5,671	50,098
2031-2033	141,573	8,720	150,293
Total	<u>\$ 2,197,962</u>	<u>\$ 132,159</u>	<u>\$ 2,330,121</u>

Note 10. Long-Term Debt

Revenue Bonds – The source of repayment of these bonds is the income derived from the acquired or constructed assets and/or specific revenue sources. The outstanding revenue bonds as of September 30, 2025, include the following (All capitalized terms are as defined in each bond issue's official documents):

Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2008 (Reissued in September 2016) – On July 25, 2008, the City issued \$8,040,000 bonds under an Indenture of Trust between the Issuer and U.S. National Bank Association, as trustee for the purpose of current refunding the Variable Rate Capital Improvement Revenue Bonds, Series 2005 (Susan B. Anthony Center) in order to realize a net interest cost savings. The Series 2008 Bonds initially will bear interest at the Weekly Rate, determined by the Remarketing Agent each Wednesday and payable on the first Wednesday of each month. Interest on the Series 2008 Bonds will be paid at the lesser of 12% per annum. The Issuer may change the interest rate determination method from time to time. A change in the method, other than a change between the Daily Rate and the Weekly Rate, will result in the Series 2008 Bonds becoming subject to mandatory tender for purchase on the effective date of such change.

These 2008 Bonds have an outstanding balance of \$5,732,000. They will mature on October 1, 2038, subject to optional redemption, purchase and tender. During any Daily Period or Weekly Period, the Series 2008 Bonds are subject to redemption by the Issuer, at the option of the Issuer, in whole at any time or in part on any Interest Payment Date, less than all of such Series 2008 Bonds to be selected by lot or in such other manner as the Trustee shall determine, at a redemption price of 100% of the outstanding principal amount thereof plus accrued interest. The Series 2008 Bonds shall be subject to mandatory tender by the Registered Owners for purchase. The principal of, premium, if any, and interest on the Series 2008 Bonds are payable from and secured by a pledge of and an irrevocable lien upon the City's Electric Franchise Revenues on a parity with the Capital Improvement Revenue Refunding Bonds, Series 2016, the Capital Improvement Revenue Refunding Bonds (Phase II of Forman Senior Housing Project), Series 2017, and any Additional Parity Franchise Revenue Bonds.

On September 7, 2011, the City reissued the Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2008, in the principal amount of \$8,040,000 based on a 2.0079% five-year term Direct Purchase fixed rate with TD Bank as the Letter of Credit for these bonds expired on July 15, 2011, and was extended to September 15, 2011.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

On September 30, 2016, the City remarketed the Series 2008 Bonds in the principal amount of \$7,636,000 to TD Bank based on a 1.66% seven-year term Direct Purchase fixed rate, which resulted in a net present value savings of \$244,634. Effective September 28, 2023, the new bank period rate is at 3.87% for a five (5) year period through September 30, 2028. The debt service shown in the schedule hereunder and the following "Schedule of Debt Service on Outstanding Bonds as of September 30, 2025" is based on the adjusted interest rate to 3.87% at the financial statement date of September 30, 2025 (per GASB Statement No. 38, paragraph 10).

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 292,000	\$ 216,178	\$ 508,178
2027	306,000	204,607	510,607
2028	322,000	192,455	514,455
2029	338,000	179,684	517,684
2030	355,000	166,275	521,275
2031-2035	2,064,000	605,191	2,669,191
2036-2039	2,055,000	163,836	2,218,836
Total	\$ 5,732,000	\$ 1,728,226	\$ 7,460,226

On August 8, 2019, the City signed a sub-sublease agreement with Westcare as replacement for Susan B. Anthony Center in providing for transitional housing and substance recovery treatment facilities that the City constructed using the proceeds from this debt issuance. Westcare pays rent to the City as reimbursement for its ongoing fiscal and debt service expenditure incurred in financing the project.

Capital Improvement Revenue Refunding Bonds, Series 2010 – On June 22, 2010, the City issued the Capital Improvement Revenue Refunding Bonds, Series 2010 in the amount of \$8,545,700 for the purpose of refunding the outstanding \$8,690,000 Capital Improvement Revenue Bonds, Series 1999 in order to realize a net interest cost savings. These Series 2010 Bonds have an outstanding balance of \$1,589,400 due in varying installments through December 1, 2026. The outstanding bonds bear interest at the rate of 4.1575%, with interest payable semi-annually on June 1st and December 1st. The principal and interest on these bonds are payable from a pledge of and lien upon the City's electric franchise revenues on a parity with the Capital Improvement Revenue Refunding Bonds, Series 2017, the Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2008, the Capital Improvement Revenue Refunding Bonds, Series 2016, and any Additional Parity Franchise Revenue Bonds. The Bonds are subject to redemption at the option and direction of the Issuer in whole or in part on any date on and after the 10th anniversary of the Delivery Date at a redemption price equal to the principal amount thereof to be redeemed plus interest accrued to the date of redemption.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 777,200	\$ 49,924	\$ 827,124
2027	812,200	16,884	829,084
Total	\$ 1,589,400	\$ 66,808	\$ 1,656,208

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

Capital Improvement Revenue Refunding Bonds, Series 2019 – On November 7, 2019, the City issued \$58,985,000 Capital Improvement Revenue Bonds, Series 2019A and \$3,635,000 Taxable Capital Improvement Revenue Bonds, Series 2019B for the purpose of: (i) refunding the outstanding Charter School Revenue Bonds, Series 2008, (ii) finance and/or reimburse the cost of certain capital improvement to the City's Enterprise Resource Planning System, (iii) finance all or a portion of the payments required to terminate the interest rate swap agreements related to the refunded bonds, and (iv) pay costs associated with the issuance of the 2019 Bonds. The Series 2019A bears an annual interest rate ranging from 3.0% to 5.0% while Series 2019B bears an annual interest rate ranging from 2.4% to 2.5%. Both are payable semi-annually on January 1st and July 1st in each year, beginning January 1, 2020. The 2019 Bonds are payable solely from and secured by a lien on the pledged funds which consist of all non-ad valorem revenues. The City covenanted, for each fiscal year in which the 2019 Bonds remain outstanding, to budget and appropriate sufficient non-ad valorem revenues for the payment of principal, interest, and any redemption price of the 2019 Bonds. The City also covenanted that it will not incur any additional debt unless it demonstrates that the non-ad valorem revenues shall cover the maximum annual debt service on the Series 2019 Bonds and such debt by at least 1.50x calculated using the average of the actual non-ad valorem for the prior two fiscal years based on audited financial statements for such fiscal year. The refunding resulted in net present value savings of \$56,059.

The Series 2019A Bonds that mature before July 1, 2030, are not subject to redemption prior to their maturities. The Series 2019A Bonds that mature on or after July 1, 2030, are subject to redemption beginning July 1, 2029, in whole or in part at any time, in any order of maturities at the option of the City, and by lot within a maturity if less than a full maturity is redeemed, at a redemption price equal to the principal amount thereof, plus accrued interest to the redemption date. The Series 2019B Bonds of each maturity are subject to redemption at the option of the City in whole or in part pro-rata at any time at the redemption price that is the greater of (A) 100% of the principal amount of the Series 2019B Bonds to be redeemed and (B) the sum of the present value of the remaining scheduled payments of principal and interest to the maturity date of the Series 2019B Bonds to be redeemed, not including any portion of those payments of interest accrued unpaid as of the date on which the Series 2019B discounted at the Treasury Rate as defined in the bond document plus 20 basis points, plus any accrued and unpaid interest at the redemption date.

The refunded bonds (2008 Series) were originally issued on March 25, 2008 (reissued for federal income tax purposes on May 29, 2014) for the purposes of: (i) financing the acquisition, construction and equipping of certain additions to existing educational facilities located within the City, and (ii) advance refunding the City's Charter School Revenue Bonds, Series 2001A and Charter School Revenue Bonds, Series 2001B (collectively, the Series 2001 Bonds). The Series 2001 Bonds were issued for the purpose of financing the acquisition, construction and equipping of educational facilities owned and operated by the City.

In an effort to hedge its exposure to variable interest rates on the refunded bonds, the City entered into four Qualified Fixed Payor Swap with two counterparties. Under the Swap agreements, the City paid a fixed rate of interest to each of the Swap counterparties on their respective notional amounts equal to 3.794%, and the City received in return from each Swap counterparty a floating rate equal to the Securities Industry and Financial Markets Association (SIFMA) Municipal Swap Index, on the same notional amount determined on the day of the week specified in the applicable Swap transaction.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

At the best interest of the City, it fully refunded the 2008 Charter School Revenue Bonds and terminated the associated swap agreements for approximately \$10.3 million using the proceeds of the 2019 series bonds. The refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$10.3 million. This difference is reported in the accompanying financial statements as a deferred outflow of resources and is being charged to operations through the year 2038 using the straight-line method which approximates the amount using the effective interest method of amortization.

	Series 2019A		Series 2019B		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
Fiscal year ending September 30:						
2026	\$ 1,440,000	\$ 2,361,400	\$ 370,000	\$ 90,505	\$ 1,810,000	\$ 2,451,905
2027	-	2,289,400	3,265,000	81,625	3,265,000	2,371,025
2028	3,395,000	2,289,400	-	-	3,395,000	2,289,400
2029	3,560,000	2,119,650	-	-	3,560,000	2,119,650
2030	3,745,000	1,941,650	-	-	3,745,000	1,941,650
2031-2035	24,410,000	6,511,000	-	-	24,410,000	6,511,000
2036-2038	17,605,000	1,249,650	-	-	17,605,000	1,249,650
Total	\$ 54,155,000	\$ 18,762,150	\$ 3,635,000	\$ 172,130	\$ 57,790,000	\$ 18,934,280

Consolidated Utility System Revenue Bonds, Series 2010 – On December 21, 2010, the City issued the Consolidated Utility System Revenue Bonds, Series 2010 in the amount of \$12,300,000 for the purpose of financing certain improvements and expansions to the City's consolidated utility system. These Bonds have an outstanding balance of \$1,034,718 due through December 1, 2025. The outstanding bonds bear interest at the rate of 3.50%, with interest payable semi-annually on June 1st and December 1st. The Bonds are not subject to optional redemption prior to December 1, 2015. After December 1, 2015, they may be subject to optional redemption, at the direction of the Issuer, in whole or in part, on any day for which proper notice of redemption may be given in accordance with the Resolution at a redemption price equal to the principal amount to be redeemed plus interest accrued to the date of redemption, plus a premium as set forth below:

Redemption Date	Premium
December 2, 2015 through December 1, 2020	1%
December 2, 2020 and thereafter	0%

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 1,034,718	\$ 18,108	\$ 1,052,826
Total	\$ 1,034,718	\$ 18,108	\$ 1,052,826

The principal and interest on these bonds are payable solely from and secured by a pledge of the Net Revenues of the System levied and collected by the Issuer, and the money in certain funds and accounts created pursuant to the Resolution.

Per Section 20.(E) of Resolution 3287 (Master Resolution), Net Revenues in each Fiscal Year are to be sufficient to pay 120% of the Bond Service Requirement on all Outstanding Bonds. In addition to this requirement, Net Revenues should be sufficient to provide any amounts required to be deposited into the Reserve Fund or with any Credit Facility Issuer as a result of a withdrawal from the Reserve Fund, the Renewal, Replacement and Improvement Fund, debt service on other obligations payable from the Revenues of the System, and other payments, and all allocations and applications of revenues.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 10. Long-Term Debt (Continued)

The Master Resolution defines the following terms as follows:

- Net Revenues of the System are the Gross Revenues after deduction of the Cost of Operation and Maintenance.
- Gross Revenues are all income and earnings, including all investment income but excluding Contributions in Aid of Construction.
- Cost of Operations and Maintenance means current expenses for the operation, maintenance and repair of the system, excluding capital expenditures, any reserve for renewals and replacements, any allowance for depreciation and any Bond Service Requirement.
- Renewal, Replacement and Improvement Fund is a reserve that is at least equal to five percent (5%) of the Gross Revenues received during the immediately preceding fiscal year.

The Utility Fund Net Revenue rate covenant for the fiscal year ended September 30, 2025, of 371.26% was computed as follows:

Operating revenues	\$ 75,123,054
Plus investment income	3,225,785
Plus capital contributions	2,065,421
Less Contributions in Aid of Construction	<u>(770,278)</u>
Gross revenues	79,643,982
Less operating, administrative and maintenance expenses	<u>(60,999,943)</u>
Net Revenues of the System	<u>\$ 18,644,039</u>
Principal payment and interest expense	\$ 1,041,775
Reserve for renewals and replacements (RR&I)	<u>3,982,199</u>
Total bond service requirement & RR&I	<u>\$ 5,023,974</u>
Bond service requirement & RR&I coverage (requirement is 120%)	371.10%

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

Taxable Communications Services Tax Revenue Refunding Bonds, Series 2013 – On October 15, 2013, the City issued \$35,300,000 bonds for the purpose of refunding \$34,660,000 outstanding Taxable Communications Services Tax Revenue Bonds, Series 2003A. This refunding was undertaken to reduce total debt service payments over the next 19 years by \$268,481 and resulted in an economic gain of \$1,867,401. The Series 2013 Bonds have an outstanding balance of \$19,785,000 due in varying installments through October 1, 2033. The outstanding bonds bear an interest rate of 5.762%, payable semi-annually on April 1st and October 1st of each year. The principal and interest on these bonds are payable from and secured by a pledge of and an irrevocable lien on the Communications Services Tax Revenues and Water Public Service Tax Revenues on a parity with the Series 2014 Bonds and any Additional Parity Bonds hereafter issued. The lien on and pledge of the Water Public Service Tax Revenues to the payment of the bonds shall be released upon the City demonstrating that, based on the City's annual audited financial statements for the two fiscal years immediately preceding such release, the Communications Services Tax Revenues recognized for each of such fiscal year, without taking into consideration any Water Public Service Tax Revenues, were not less than 1.30 times the Maximum Bond Service Requirement on all parity bonds then outstanding. This lien has not yet been released. The bonds may be subject to redemption prior to maturity, at the option of the City, on any business day, in whole or in part at a redemption price equal to the Make-Whole Redemption Price.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 1,770,000	\$ 1,050,253	\$ 2,820,253
2027	1,860,000	958,689	2,818,689
2028	1,955,000	860,086	2,815,086
2029	2,055,000	754,437	2,809,437
2030	2,165,000	637,421	2,802,421
2031-2034	9,980,000	1,190,429	11,170,429
Total	<u>\$ 19,785,000</u>	<u>\$ 5,451,315</u>	<u>\$ 25,236,315</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

Taxable Communications Services Tax Revenue Refunding Bonds, Series 2014 – On September 10, 2014, the City issued \$41,540,000 bonds for the purpose of refunding \$41,075,000 outstanding Taxable Communications Services Tax Revenue Bonds, Series 2004. This refunding was undertaken to reduce total debt service payments over the next 20 years by \$741,366 and resulted in an economic gain of \$3,585,134. The Series 2014 Bonds have an outstanding balance of \$23,095,000 due in varying installments through October 1, 2033. The outstanding bonds bear an interest rate from 0.55% to 4.706%, payable semi-annually on April 1st and October 1st of each year. The principal and interest on these bonds are payable from and secured by a pledge of and an irrevocable lien on the Communications Services Tax Revenues and Water Public Service Tax Revenues on a parity with the Series 2013 Bonds and any Additional Parity Bonds hereafter issued. The lien on and pledge of the Water Public Service Tax Revenues to the payment of the bonds shall be released upon the City demonstrating that, based on the City's annual audited financial statements for the two fiscal years immediately preceding such release, the Communications Services Tax Revenues recognized for each of such fiscal year, without taking into consideration any Water Public Service Tax Revenues, were not less than 1.30 times the Maximum Bond Service Requirement on all parity bonds then outstanding. This lien has not yet been released. The bonds maturing on or after October 1, 2025, are subject to redemption at the option of the City, on or after October 1, 2024, in such order of maturity as the City selects, plus accrued interest to the redemption date.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 2,170,000	\$ 969,234	\$ 3,139,234
2027	2,250,000	882,980	3,132,980
2028	2,340,000	791,112	3,131,112
2029	2,435,000	693,153	3,128,153
2030	13,900,000	1,688,395	15,588,395
Total	<u>\$ 23,095,000</u>	<u>\$ 5,024,874</u>	<u>\$ 28,119,874</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

Public Improvement Revenue Refunding Bonds, Series 2014 – On September 10, 2014, the City issued \$29,040,000 bonds for the purpose of refunding (1) \$17,620,000 outstanding Public Improvement Revenue Bonds, Series 2004A, and (2) \$14,020,000 outstanding Public Improvement Revenue Bonds, Series 2004B. This refunding was undertaken to reduce total debt service payments by \$402,963 and resulted in an economic gain of \$4,719,785. The Series 2014 Bonds have an outstanding balance of \$17,610,000 due in varying installments through October 1, 2034. The outstanding bonds bear an interest rate from 2.0% to 5.0%, payable semi-annually on April 1st and October 1st of each year. The principal and interest on these bonds are payable from a pledge of and lien upon the City's electric public service tax revenues on a parity with the Public Improvement Revenue Bonds, Series 2016. The bonds maturing on or after October 1, 2025 are subject to redemption at the option of the City, on or after October 1, 2024, in such order of maturity as the City selects, plus accrued interest to the redemption date.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 1,455,000	\$ 716,681	\$ 2,171,681
2027	1,530,000	642,056	2,172,056
2028	1,605,000	579,731	2,184,731
2029	1,645,000	529,953	2,174,953
2030	1,700,000	476,625	2,176,625
2031-2035	9,675,000	1,125,950	10,800,950
Total	<u>\$ 17,610,000</u>	<u>\$ 4,070,996</u>	<u>\$ 21,680,996</u>

Capital Improvement Revenue Refunding Bonds, Series 2017 – On May 24, 2017, the City issued \$45,960,000 bonds for the purpose of refunding \$30,505,000 outstanding Capital Improvement Revenue Refunding Bonds, Series 2006, and \$22,050,000 outstanding Capital Improvement Revenue Refunding Bonds, Series 2007. This refunding was undertaken to reduce total debt service payments by \$526,287 and resulted in an economic gain of \$6,459,368. The Series 2017 Bonds have an outstanding balance of \$22,125,000 due in varying installments through December 1, 2036. They bear interest at rates which range from 2.00 % to 5.00%, with interest payable semi-annually on June 1st and December 1st. The principal and interest on these bonds are payable from a pledge of and lien upon the City's electric franchise revenues on a parity with the Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2008, the Capital Improvement Revenue Refunding Bonds, Series 2010, and any Additional Parity Bonds and Additional Parity Franchise Revenue Bonds. The bonds maturing on or after June 1, 2027 are subject to redemption at the option of the City, on or after June 1, 2027, in such order of maturity as the City selects, plus accrued interest to the redemption date.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 3,535,000	\$ 883,463	\$ 4,418,463
2027	3,710,000	702,338	4,412,338
2028	1,760,000	565,588	2,325,588
2029	1,845,000	475,463	2,320,463
2030	7,965,000	1,441,256	9,406,256
2031-2035	3,310,000	253,750	3,563,750
Total	<u>\$ 22,125,000</u>	<u>\$ 4,321,858</u>	<u>\$ 26,446,858</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

General Obligation Bonds - The source of repayment of the General Obligation bonds is the unlimited ad valorem taxes on all taxable real and tangible personal property within the City (except exemptions provided by applicable law). There are no direct limitations imposed by the Florida Constitution or the Florida Statutes on the amount of debt that the City can issue. The outstanding General Obligation Bonds as of September 30, 2025, are as follows:

General Obligation Bonds, Series 2025 – On September 25, 2025, the City issued \$44,890,000 bonds for the purpose of (1) refunding \$49,605,000 outstanding General Obligation Bonds, Series 2015, and (2) funding certain costs of issuance incurred in connection with the issuance of the Series 2025 Bonds. This refunding transaction was completed as a current refunding.

The reacquisition price of the refunded debt exceeded its carrying amount, resulting in a deferred outflow of resources on refunding, which is being amortized as a component of interest expense in a systematic and rational manner over the life of the Series 2025 Bonds. This refunding transaction resulted in an economic gain of approximately \$3.7 million. In addition, the City reduced its aggregate debt service payments by approximately \$4.5 million.

The Series 2025 Bonds have an outstanding balance of \$44,890,000 due in varying installments through September 1, 2036. The outstanding bonds bear an interest rate of 5% payable semi-annually on March 1st and September 1st of each year, commencing March 1, 2026. The Series 2025 Bonds are general obligations of the City and are payable from unlimited ad valorem taxes on all taxable real and tangible personal property within the City (except exemptions provided by applicable law). There is no limitation as to the rate or amount of ad valorem taxes that can be levied for the purpose of paying the Series 2025 Bonds. The Series 2025 Bonds are not subject to optional redemption prior to maturity.

	Principal	Interest	Total
Fiscal year ending September 30:			
2026	\$ 2,970,000	\$ 2,094,867	\$ 5,064,867
2027	3,330,000	2,096,000	5,426,000
2028	3,500,000	1,929,500	5,429,500
2029	3,675,000	1,754,500	5,429,500
2030	3,860,000	1,570,750	5,430,750
2031-2035	22,385,000	4,759,500	27,144,500
2036	5,170,000	258,500	5,428,500
Total	<u>\$ 44,890,000</u>	<u>\$ 14,463,617</u>	<u>\$ 59,353,617</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 10. Long-Term Debt (Continued)

Outstanding Advanced Refunded Bonds

In prior years, the City defeased certain general obligation and revenue bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. At September 30, 2025, there are no bonds outstanding that are considered defeased.

Changes in Noncurrent Liabilities

Compensated absences and the net pension/OPEB liabilities of the governmental activities are generally liquidated by the General Fund, except for the compensated absences of the Charter Schools which are liquidated by the respective Special Revenue Funds. A summary of the long-term obligations for the year ended September 30, 2025, are as follows:

Governmental activities:	
General obligation bonds	\$ 44,890,000
Revenue bonds – direct placements	<u>147,726,400</u>
Total Governmental activities	<u>192,616,400</u>
Business-type activities:	
Revenue bonds – direct placements	<u>1,034,718</u>
Total Business-type activities	<u>1,034,718</u>
Total	<u>\$ 193,651,118</u>

The City's outstanding obligations from direct placements related to governmental activities and business-type activities as of September 30, 2025 aggregated to \$147,726,400 and \$1,034,718, respectively. The bond indentures contain events of default provisions such as payment defaults, cross defaults with certain other agreements, breaches of covenants or representation and warranties, the occurrence of a material adverse effect and certain bankruptcy events providing the lender the authority to pursue action in any court to enforce collection, however it is not construed as granting the lender any lien on any real property of the City. The City has no assets pledged as collateral for any of the bonds other than the reserve accounts as required by the bond documents which are restricted solely for debt service payments. Of the \$193,651,118 long-term debt obligations, only the Variable Rate Capital Improvement Revenue Refund Bonds, Series 2008 (Susan B. Anthony Center) (reissued in September 2016) (the VRCIRRB Series 2016) are subject to acceleration upon events of default allowing lenders to accelerate payment of the entire principal amount outstanding if the lender determines that a material adverse change occurs. The VRCIRRB Series 2016 has an outstanding balance of \$5,732,000 at September 30, 2025. The City has no unused line of credit as of September 30, 2025.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 10. Long-Term Debt (Continued)

Noncurrent liability activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
Charter School Revenue Bonds, Series 2019 A and B	\$ 59,510,000	\$ -	\$ (1,720,000)	\$ 57,790,000	\$ 1,810,000
Capital Improvement Refunding Revenue Bonds, Series 2010	2,335,700	-	(746,300)	1,589,400	777,200
Taxable Communications Services Tax Revenue Refunding Bonds, Series 2013	21,475,000	-	(1,690,000)	19,785,000	1,770,000
Taxable Communications Services Tax Revenue Refunding Bonds, Series 2014	25,185,000	-	(2,090,000)	23,095,000	2,170,000
Public Improvement Refunding Revenue Bonds, Series 2014	18,995,000	-	(1,385,000)	17,610,000	1,455,000
Variable Rate Capital Improvement Revenue Refunding Bonds, Series 2016	6,010,000	-	(278,000)	5,732,000	292,000
Capital Improvement Refunding Revenue Bonds, Series 2017	25,490,000	-	(3,365,000)	22,125,000	3,535,000
Total revenue bonds	159,000,700	-	(11,274,300)	147,726,400	11,809,200
General obligation bonds:					
General Obligation Bonds, Series 2015	53,005,000	-	(53,005,000)	-	-
General Obligation Bonds, Series 2025	-	44,890,000	-	44,890,000	2,970,000
Total general obligation bonds	53,005,000	44,890,000	(53,005,000)	44,890,000	2,970,000
Total revenue and general obligation bonds	212,005,700	44,890,000	(64,279,300)	192,616,400	14,779,200
Less deferred amounts:					
For issuance discounts/premiums	13,387,964	5,063,802	(5,721,621)	12,730,145	-
Total bonds payable	225,393,664	49,953,802	(70,000,921)	205,346,545	14,779,200
Estimated self-insurance claims	11,423,178	26,583,886	(25,217,436)	12,789,628	1,866,628
Lease liability	1,879,586	14,941	(244,376)	1,650,151	173,363
SBITA liability	3,558,933	556,210	(1,917,181)	2,197,962	956,467
Net pension liability	348,406,642	-	(114,674,163)	233,732,479	-
Net OPEB liability	79,492,113	8,146,101	-	87,638,214	-
Compensated absences (*)	19,766,979	1,978,725	-	21,745,704	9,541,935
Governmental activity noncurrent liabilities	\$ 689,921,095	\$ 87,233,665	\$ (212,054,077)	\$ 565,100,683	\$ 27,317,593
Business-type activities:					
Net OPEB liability	\$ 7,768,495	\$ 559,829	\$ -	\$ 8,328,324	\$ -
Net pension liability	869,326	-	(869,326)	-	-
Lease liability	-	279,874	(51,779)	228,095	78,515
Compensated absences (*)	145,000	8,000	-	153,000	61,000
Consolidated Utility System Revenue Bonds, Series 2010	2,034,446	-	(999,728)	1,034,718	1,034,718
Business-type activity noncurrent liabilities	\$ 10,817,267	\$ 847,703	\$ (1,920,833)	\$ 9,744,137	\$ 1,174,233

(*) - Beginning balances were restated to reflect the impact of GASB 101, *Compensated Absences* (See Note 2.c)

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 10. Long-Term Debt (Continued)

Pledged Revenues

The City has pledged the following revenues, net of specified operating expenses, if applicable, to repay the following revenue bonds:

Electric Franchise Fees (Franchise Revenue) are pledged to repay the outstanding \$29.4 million (including for the Susan B. Anthony Center (SBA) Bonds) in revenue bonds issued in 2010, 2016 and 2017. Proceeds from the bonds provided financing for refunding debt and construction of various City projects including the senior housing (Tower 3) and the Susan B. Anthony Center. While the Franchise Revenue is pledged for the SBA Bonds, the debt service is being repaid by the rent received from the SBA. Except for the SBA Bonds, the bonds are payable solely from the Franchise Revenue and are payable through 2039. Based on the fiscal year 2025 Franchise Revenue, the future maximum annual principal and interest payments on the bonds are expected to require 52% of the pledged revenue. The total principal and interest remaining to be paid on the bonds (excluding the SBA Bonds) is \$28,103,066. For fiscal year 2025, the principal and interest paid (excluding the SBA Bonds) and the total Franchise Revenue were \$5,248,855 and \$11,044,490, respectively.

Electric Public Service Taxes (Public Service Revenue) are pledged to repay the outstanding \$17.6 million in revenue bond issued in 2014. Proceeds from the bonds provided financing for refunding debt and construction of various City projects including the senior housing (Towers 1 and 2). The bonds are payable solely from the Public Service Revenue and are payable through 2035. Based on the fiscal year 2025 Public Service Revenue, the future maximum annual principal and interest payments on the bonds are expected to require 14% of the pledged revenue. The total principal and interest remaining to be paid on the bonds is \$21,680,996. For fiscal year 2025, the principal and interest paid and the total Public Service Revenue were \$2,172,681 and \$15,204,926, respectively.

Communications Services Taxes and Water Public Service Taxes (Communications and Water Tax Revenue) are pledged to repay the outstanding \$42.9 million in revenue bonds issued in 2013 and 2014. Proceeds from the bonds provided financing for the Firefighters Pension and the Police Officers and General Employees' Pension. The bonds are payable solely from the Communications and Water Tax Revenue and are payable through 2034. Based on the fiscal year 2025 Communications and Water Tax Revenue, the future maximum annual principal and interest payments on the bonds are expected to require 80% of the pledged revenue. The total principal and interest remaining to be paid on the bonds is \$53,356,189. For fiscal year 2025, the principal and interest paid and the total Communications and Water Tax Revenue were \$5,964,647 and \$7,948,463, respectively.

Net Revenues of the Consolidated Utility System (Utility Revenue) are pledged to repay the outstanding \$1.0 million in revenue bonds issued in 2010. Proceeds from the bonds provided financing for the Consolidated Utility System Project. The bonds are payable solely from the Utility Revenue and are payable through 2026. Based on the fiscal year 2025 Utility Revenue, the future maximum annual principal and interest payments on the bonds are expected to require 6% of the pledged revenue. The total principal and interest remaining to be paid on the bonds is \$1,052,826. For fiscal year 2025, the principal and interest paid and the total net revenues of the Utility system were \$1,041,775 and \$18,652,039, respectively.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 11. Risk Management

The City is exposed to various risks of loss related to torts, theft or damage to and destruction of assets, errors, and omissions, injuries to employees, and natural disasters. The City established a risk management fund (an Internal Service Fund) to account for the uninsured risks of loss. Under this program, the risk management fund provides coverage for up to a maximum of \$400,000 (Self Insured Retention –“SIR”) for each City employee workers' compensation claim, \$425,000 (SIR) for each Police or Firefighter's workers' compensation claim (a secondary SIR is also in place above \$750,000 before the next layer of coverage begins), \$300,000 (SIR) per occurrence for each general liability claim, \$300,000 (SIR) each accident for Automobile Liability, \$300,000 (SIR) each claim for Public Officials & Employment Practices Liability and \$25,000 (deductible) per loss for each employee theft claim.

The City's exposure on health insurance is limited to \$2,260 per month per covered employee and their covered dependents. This is for claims only and does not include administrative expenses or stop loss. Total maximum loss exposure to the City for health insurance on covered employees and dependents was \$42,817,624 for the fiscal year ended September 30, 2025. The City purchases commercial insurance for claims in excess of coverage provided by the fund, and for all other risks of loss. There were no reductions in insurance coverage from the prior year. Settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

All funds of the City participate in the program and make payments to the risk management fund based on actuarial estimates of the amounts needed to pay prior and current year claims. The estimated claims liability of \$12,789,628 reported in the fund at September 30, 2025 is based on the requirements of GASB Statement No. 10, as amended by Statement No. 30, includes IBNR (incurred but not reported claims) and is based on the estimated ultimate cost of settling the claims, using past experience adjusted for current trends, and any other factors that would modify past experience.

Claims liabilities include specific and incremental claim adjustment expenditures/expenses. In addition, estimated recoveries on unsettled claims, such as salvage or subrogation, were evaluated in terms of their estimated realizable value and deducted from the liability for unpaid claims. Estimated recoveries on settled claims were deducted from the liability for unpaid claims. The changes in the fund's claims liability amount during the past two years were as follows:

	Beginning of Year Liability	Claims and Changes in Estimates	Claims Payments	End of Year Liability
2024-2025	\$ 11,423,178	\$ 26,583,886	\$ (25,217,436)	\$ 12,789,628
2023-2024	10,961,787	28,624,693	(28,163,302)	11,423,178

Note 12. Contingent Liabilities

Litigation

During the ordinary course of its operations, the City is a party to various claims, legal actions, and complaints. Most of these matters are covered by the City's Risk Management Program (see Note 11). Those which are not covered are handled by the City's legal counsel. In the opinion of the City's management and legal counsel, these matters are not anticipated to have a material financial impact on the City.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 12. Contingent Liabilities (Continued)

Federal and State Assisted Programs

Amounts received or receivable from grantor agencies are subject to future audit and compliance testing, which may result in adjustments by Federal and State grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of such expenditures which may be disallowed by the grantor agencies cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

PFAS Settlement Proceeds

In 2023, the City became a participant member in the nationwide class action settlements with 3M Company, BASF Corporation, Tyco Fire Products LP, and Dupont regarding PFAS contamination on public water systems. Under the terms of this settlement, the City is eligible to receive funds to address monitoring, testing, and remediation of PFAS.

During the fiscal year 2025, the City received initial payments totaling \$4.6M from 3M settlement, which have been recorded as nonoperating revenue in the Utility Fund. The City has identified anticipated costs for treatment upgrades, which will be financed by these proceeds. Future payments are expected through 2033, but the total amount remains subject to final claims administration and approval.

Opioid Settlement Proceeds

The City is part of various nationwide Opioid Settlements reached by states and local political subdivisions against pharmaceutical distributors, manufacturers, and pharmacies. The terms of the settlements vary by entity, however, the City received installments beginning in fiscal year 2023 and expect to receive future installments through 2039. The City currently expects the total amount of the settlement to be \$1.956 million. Settlement payments received during the fiscal year 2025 were \$451,519. The total receivable for all the settlement agreements was recorded at the net present value, using a discount rate for payments to be received after 2025 of 3%. The net present value of the combined settlement payments to be received as of September 30, 2025, is \$1,142,598.

Additional settlements with other pharmacies and manufacturers may be forthcoming as well. However, as of September 30, 2025, the amounts to be allocated to and collected by the City could not determine, and as such, no amounts have been reported related to these settlements in the financial statements.

Charter Schools Referendum Settlement

On March 19, 2024, the Florida Commissioner of Education issued a memorandum to the Florida State Board of Education, finding probable cause that the Broward County School District was not in compliance with Florida law by failing to share revenues generated from the 2018 Referendum with Broward County charter schools. The memorandum recommended that the State Board of Education requires the District to submit proof of a School Board-approved plan for full payment of the withheld 2018 Referendum revenues.

To address the issue, the District reached a tentative settlement agreement in April 2024 to repay the charter schools a total of \$76.3 million. This amount will accrue interest monthly at a rate of 1 percent (12 percent annually), in accordance with Section 1002.33(17)(e) of the Florida Statutes. The terms of the settlement outline annual payments over three years, starting on July 10, 2024, and concluding on July 10, 2026. As a result of this settlement, the Schools recorded a receivable of \$9,599,084 in their financial statements, and a deferred inflow of resources, classified as unavailable revenue, amounting to \$5,085,744 was reported in the Schools' fund financial statements.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 12. Contingent Liabilities (Continued)

The payment schedule is as follows:

Payment Date	Amount
July 10, 2025	\$ 4,513,340
July 10, 2026	5,085,744
	<u>\$ 9,599,084</u>

Note 13. Commitments

City of Hollywood

On September 28, 1990, the City entered a "Large User Wastewater Agreement" with the City of Hollywood, Florida. The agreement provides for the connection of the portion of the City's sewage collection system east of Flamingo Road to the City of Hollywood's treatment and disposal facility. The City is being charged based upon an average daily wastewater flow to cover operating and maintenance expenses, non-operating expenses, capital expenditures, bond retirement, and interest expenses. The charge to operations of the water and sewer fund under this Agreement is \$7,692,859 for the year ended September 30, 2025.

Broward County School Board

In 1986, the City entered into a lease with the Broward County School Board and Walter C. Young Resource Center for fifty (50) years at \$1 per year. The City holds title to the Resource Center. The City also entered into an Interlocal Agreement in 1989 with the Broward County School Board to operate the Walter C. Young Resource Center. The City is responsible for a prorated share of the operating costs based on its usage as defined in the agreement. The Resource Center includes a Middle School for sixth, seventh and eighth graders, and also offers adult education classes on evenings and weekends. One of the City's Early Development Centers, "Bright Beginnings", is also located at the Resource Center.

Wetland Mitigation

On January 1, 2005, the City assumed full responsibility and maintenance for the Wetlands. The City now owns 15 sites totaling approximately 620 acres of Wetlands. The City became the Grantor of the Mitigation Bank Irrevocable Trust Fund on April 5, 1995 in order to hold the funds to maintain the Wetlands in perpetuity. The current Trustee is the Bank of New York Mellon, Inc., and the beneficiaries of the Trust Fund are the City, the South Florida Water Management District, the U.S. Army Corps of Engineers, and Broward County. Payments are made quarterly from the investment earnings of the Trust Fund to cover the expenses of maintaining the Wetlands. In the event that investment earnings are insufficient to cover expenses, payments from the principal of the Trust can be utilized with the written consent of the Trust's beneficiaries.

At September 30, 2025, the balance in the Trust Fund account was \$761,959. For the fiscal year ended September 30, 2025, the Trust earned \$34,549 in investment income, and incurred expenses of \$16,605.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 13. Commitments (Continued)

Florida Department of Children and Families

On March 15, 2001, the City entered into an Interlocal Agreement with The Florida Department of Children & Families (DCF), which provides for the City to develop, operate and maintain the 157-acre site of the former South Florida State Hospital. The site was originally leased by DCF from the State of Florida on January 4, 1973.

The agreement specifies that the City will sublease the site from DCF for a 50-year period from July 1, 2001 to June 30, 2051, for a \$300 annual administration fee, and is subject to other terms and conditions relating to the City's management of the site. The City has renamed the site "Senator Howard C. Forman Human Services Campus", and has subleased the site's facilities to various lessees (see Note 8, Leases). The City constructed three senior housing towers with a total of 614 apartment units, and has constructed the Susan B. Anthony Center for women with children who are recovering from substance abuse, containing a 40-unit Residential Complex, an administration and treatment building, and an Early Learning Center at the site. The City has financed these projects with various bond issues (see Note 10, Long-Term Debt). The site also includes a central kitchen facility for the City's Charter Schools as well as fuel storage tanks for the Charter School buses which are parked on the site. In fiscal year 2010, the City completed the renovation of an existing building on the site, and created an Artists' Colony named "Studio 18 in the Pines."

The structure contains rental studios and gallery space consisting of 18 inside studios, 5 outside studios, a jewelry studio and a ceramics studio. The studios range from 98 square feet to 260 square feet. All of the inside studios have water and air conditioning, and most have natural lighting.

Southwest Hammock

In March 2021, the City entered into a sub-sublease agreement with Southwest Hammocks, LLC for the portion of the DCF site for sixty-five (65) years beginning March 15, 2021, to establish and operate one hundred (100) multi-family dwelling units, all of which shall be restricted to Affordable Housing (below Area Medium Income), and no less than 50% of the units shall consist of permanent supporting housing units for special needs population. The annual base rent is \$1 per year, and the sub-sublessee paid a one-time \$629,000 capital lease payment to be amortized over 65 years beginning December 31, 2024, as its proportionate share on the annual cost of improvements and maintenance of the DCF site. The advance payment was reported as part of the unearned revenues in the general fund.

Energy Savings Agreements

On October 21, 2015, the City has entered an energy savings agreement with BGA, Inc. (a ConEdison Solutions Company) to design, procure, install, and implement certain energy conservation and energy efficiency improvements at Charter Schools.

On February 17, 2016, the City has entered another energy savings agreement with Venergy Group, LLC to design, procure, install, and implement certain energy conservation and energy efficiency improvements at the Senior Center, Pines Place, and Pines Point.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 13. Commitments (Continued)

The City has the following construction commitments as of September 30, 2025:

Project Name	Vendor	Original Amount	Balance
Resurfacing Plan 2022	Weekley Asphalt Paving, Inc.	\$ 778,713	\$ 92,196
Pembroke Falls YMCA Aquatic Center Parking Lot Lighting Update	DAVCO Electrical Contractors Corp.	123,240	13,454
Milling & Resurfacing Holly Lake, Honeywoods, Chapel Trail Pasadena Estates I & II, and Pembroke Lakes Sections 2 & 6	Weekley Asphalt Paving, Inc.	4,423,860	110,372
Water Treatment Plant Electrical Renovation	Edwards Electric Corp.	4,248,950	2,545,178
Modernization of Elevators @Pines Point Senior Residence	Liberty Elevator Corp	1,738,000	171,404
Storefront Replacements @Various Charter schools	Dekora, LLC	155,936	141,760
Traffic Signal Installation @Palm Ave /SW 7 St.	Weekley Asphalt Paving, Inc.	994,554	48,647
Upgrades to YMCA Aquatic Center Slide Structure	Truebuild Group	181,116	44,719
Renovation @Pines Rec Center Concession Stand	Truebuild Group	283,690	86,681
City Center Access Control Upgrade	Bryant Integrated Technologies	396,430	396,430
Polk Building Renovations, Phase 1	Stone Concept Miami	684,528	90,033
Cedarwoods Water Service Replacement	Marcdan, Inc	2,635,941	829,767
Master Lift Station #4 (MLS4) Comminutor	Intercounty Engineering	397,094	127,413
Pembroke Pines Parks – HVAC Replacement	JCR Mechanical Contractor	253,575	231,000
YMCA Family Center Gym HVAC Replacement	Geen Alliance, Inc	132,000	120,000
LNL-X3300 Intelligent System Controller LNL-X3300	Bryant Integrated Technologies	264,136	277,243
Charter SCH Stair Replacement - FSU & West Campus	Bejar Construction	744,990	33,924
Covered walkway Pines Point Senior and 501Building	Dan Enterprises Team LLC	175,749	159,772
		<u>\$ 18,612,503</u>	<u>\$ 5,519,992</u>

Note 14. Other Post-Employment Benefit Plans (OPEB)

The City provides postemployment benefits for eligible participants enrolled in the City of Pembroke Pines, Florida Post-Employment Benefit Trust Fund plan. The benefits are provided in the form of:

- An implicit rate subsidy where retirees pay combined active/retiree rates for health coverage.
- An explicit subsidy where the City contributes towards the retiree health premium equivalents.

Summary of Significant Accounting Policies

Basis of Accounting – The Plan's policy is to prepare its financial statements on the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the employer has made a formal commitment to provide contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Method Used to Value Investments – Investments are reported at fair value in the financial statements based on the quoted market prices as reported by recognized security exchanges. Securities that have no quoted market price will be presented at estimated fair value as provided by the custodial bank and investment counsel. The Plan considers all highly liquid investments with an original maturity of 90 days or less when purchased to be cash equivalents. As of September 30, 2025, the Plan held \$180,920,034 in investments and \$2,696,777 in cash and short-term investments.

The City's Other Post-Employment Benefits Trust Fund does not issue separate stand-alone financial statements. Therefore, included below is the Statement of Net Position – Fiduciary Fund as of September 30, 2025, and the Statement of Changes in Net Position – Fiduciary Fund for the fiscal year then ended.

Other Post-Employment Benefits (OPEB) Trust Fund
Statement of Net Position
Fiduciary Fund
September 30, 2025

Assets

Cash and short-term investments	\$ 2,696,777
Contribution receivable	7,000,000
Investments	
Fiduciary Trust	315,576
Atlanta Capital Management – Small Cap Core	12,102,608
Garcia Hamilton & Associates – Barclay's Aggregate Fixed Income	53,428,821
State Street Global Advisors	49,376,800
Intercontinental Real Estate Corporation	6,217,392
Black Rock US Core Property Fund	6,010,216
Loomis Sayles & Company – Loomis Large Cap Growth Trust	31,810,764
Aristotle	21,657,857
Total assets	<u>190,616,811</u>

Liabilities

Accounts payable	154,093
Reserve for health insurance claims	779,356
Total liabilities	<u>933,449</u>

Net Position

Net position restricted for OPEB	<u>\$189,683,362</u>
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City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

**Other Post-Employment Benefits (OPEB) Trust Fund
Statement of Changes in Net Position
Fiduciary Fund
Year Ended September 30, 2025**

Additions:

Contributions:	
Plan members	\$ 1,051,867
Employer	19,569,264
Total contributions	<u>20,621,131</u>

Investment income:	
Investment income	14,734
Net appreciation in fair value of investments	15,717,656
Less investment expenses	717,122
Net investment income	<u>15,015,268</u>

Other additions:	
Specific stop loss and medical claims recovery	947,187
Total other additions	<u>947,187</u>

Total additions	<u>36,583,586</u>
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Deductions:

Benefit payments and insurance	15,528,265
Administrative expenses	258,267
Total deductions	<u>15,786,532</u>

Change in net position	20,797,054
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Net position, beginning	<u>168,886,308</u>
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Net position, ending	<u>\$ 189,683,362</u>
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City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Plan Description

The retiree health and life insurance program is a single-employer defined benefit plan administered by the City which provides medical and life insurance benefits to eligible retirees and their beneficiaries. The health plan is self-insured and administered by United Medical Resources (UMR) on behalf of the City. The life insurance plan is fully insured through Sun Life Financial. The City Commission has authority to establish and amend benefits related to the City's retiree health and life insurance program. On December 7, 2007, the City adopted Ordinance 1598 creating the Other Post-Employment Benefits Trust Fund in accordance with Florida Statutes Chapter 115.

The City created a retiree health and life insurance program as adopted and amended by City Commission by the following ordinances:

OPEB			
Ordinance Number	Dated	Ordinance Number	Claims Dated
990	April 15, 1992	1480	March 17, 2004
1015	November 4, 1992	1554	August 16, 2006
1024	February 17, 1993	1598	December 3, 2007
1144	December 6, 1995	1670	August 4, 2010
1371	April 4, 2001	1702	September 20, 2011
1443	June 18, 2002	1779	November 5, 2014

Benefits Provided

Medical/Prescription Drug Plan Benefits

Coverage of health insurance is provided to all regular full-time permanent general employees, certified firefighters and police officers employees and their spouses, if hired before October 1, 1991, who have reached normal retirement age and completed service as prescribed by the City Pension Plan which covers the employee.

Coverage for employees hired after October 1, 1991, is limited to employee (single) coverage only. Effective July 1, 2010, general employees, who are members of the collective bargaining unit, that retire after July 1, 2010, may continue to participate in the City's health insurance plan but will be required to pay the active/blended rate. Additionally, effective July 1, 2010, members hired prior to May 1, 2005, will receive a health insurance subsidy of five dollars per month for each year of service, as long as they have completed at least 10 years of eligible service and retire from the City at age 55 or above.

Firefighter members hired on or after October 1, 1991, but prior to April 1, 2006, may elect to participate in the City's retiree health insurance plan, and the City will pay for the coverage of the employee only. Firefighters hired after April 1, 2006, are required to pay 100% of the active/blended rate for their retirement coverage.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Police officer members hired on or after October 1, 1991, but prior to October 1, 2006, may elect to participate in the City's retiree health insurance plan, and the City will pay for the coverage of the employee only. Police Officers hired after October 1, 2006, are required to pay 100% of the active/blended rate for their retirement coverage.

Primary insurance coverage is extended until the employee qualifies for Medicare benefits (at 65 years of age). At that time, Medicare becomes the primary coverage.

In addition, extended health insurance coverage is offered to terminated employees for a period of 18 months, divorced or widowed spouses of current employees for a period of 36 months, and disabled employees meeting the requirements of Social Security for a period of 29 months. These extended benefits are offered in order to comply with COBRA's requirements. The cost of this extended insurance coverage is paid by the covered individual using a blended/active rate.

Eligible retirees receive health care coverage through one of two medical plans, an EPO and a PPO plan. Effective July 1, 2010, general employees are required to contribute \$100 per month for their health insurance coverage in addition to the amounts contributed for dependent, spousal or family coverage. Police officers hired after May 1, 2010, eligible for single coverage are required to contribute an additional \$80 per month for their health insurance coverage for EPO and \$100 for PPO. Effective October 1, 2014, the City is extending its health care coverage to all eligible retirees' domestic partners.

Life Insurance Benefits

A life insurance benefit is provided to police officers, firefighters, general and utility employees. Employees from the Charter Schools are excluded from this benefit. The life insurance benefit available to retirees is equal to 100% of final salary at retirement, up to a maximum of \$100,000. The benefit amount is reduced by 50% at age 65. General and utility employees hired after February 1, 2010, and police officers hired after May 1, 2010, shall no longer be eligible to participate in the retiree life insurance program and their life insurance policy will terminate when they separate from the City.

At September 30, 2024, the measurement date used to measure the OPEB liability, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	662
Inactive employees entitled to but not yet receiving benefit payments	-
Active employees	<u>1,047</u>
	<u>1,709</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Contributions and Reserves

Funding Policy

Contributions are required for both retiree and dependent health insurance coverage. Currently, retirees are not required to pay contributions for the life insurance benefits.

Contribution rates are determined based on the following factors: hire date, retirement date and employee group. Based on these factors, retirees pay either the full rates, reduced rates or nothing for the medical and prescription drug benefit. The contribution requirements of the plan members are established and may be amended by the City Commission. The percentage contributed is expected to equal the Actuarial Determined Contribution (ADC) as determined by the annual actuarial valuation. Administrative costs are financed through investment earnings where available.

For the fiscal year ended September 30, 2025, the Plan members contributed \$1,051,867 and the City contributed \$19,569,264. The ADC for the fiscal year ended September 30, 2025 is \$11,088,000.

Reserves

The balance in the Plan's legally required reserves as of September 30, 2025 was \$779,356.

Net OPEB Liabilities

The City's net OPEB liability was measured as of September 30, 2024. The components of the net OPEB liability are as follows:

	<u>2024</u>
Total OPEB Liability	\$ 264,853,011
Plan Fiduciary Net Position	<u>168,886,473</u>
Net OPEB Liability	<u>\$ 95,966,538</u>
Plan fiduciary net position as a percentage of total OPEB liability	63.77%
Net OPEB liability as a percentage of covered payroll	73.42%

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Actuarial Assumptions

The total OPEB liability as of the reporting date, September 30, 2025, was based on an actuarial valuation with a measurement date of September 30, 2024. The actuarial valuation used the following actuarial assumptions:

Inflation	2.3% per annum
Salary Increases	Ranges from 4.38% to 6.68% depending on age
Investment Rate of Return	7.65% per annum Discount rate is based on expected long-term rate of return on plan investments using building block approach plus inflation (2.3%).
Healthcare Cost Trend Rates	7.75% initial for Pre-Medicare Medical and Prescription and stop loss fees, 6.75% initial for Medicare benefits, decreasing 0.31% each year for nine years and 0.10 thereafter until an ultimate rate of 4.0% is reached and 4.0% for administrative fees.
Marriage Rate	The assumed number of eligible spouses is based on the current information in the census provided.
Spouse Age	When this information is missing, male spouses are assumed to be three years older than female spouses.
Medicare Eligibility	All current and future retirees are assumed to be eligible for Medicare at age of 65.
Actuarial Method	Entry Age Normal based on level percentage of projected salary.
Amortization Method	<i>Experience/Assumption</i> gains and losses are amortized over a closed period of 5 years, equal to the average remaining service of active and inactive plan members (those without future service remaining count as 0 years in the averaging) <i>Investment gain and losses</i> are amortized over a closed period of 5 years.
Mortality Rates	PUB-2010 headcount weighted base mortality table, projected generationally using Scale MP-2021, applied on a gender-specific basis and job class basis.

The actuarial assumptions used in the September 30, 2024 valuation were based on the results of an actuarial experience study for the period of September 2016 through September 2023.

The changes of actuarial assumption from the prior year include an update of the discount rate from 8.11% to 7.65%, retirement rates for general employees were updated based on the July 1, 2024, Florida Retirement System actuarial valuation, and the trend rates were updated to an initial rate of 7.75% from 6.75% in the prior year.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

Investments

Authorized investments are subject to limitations prescribed in the OPEB Investment Policy. Investments in equities are limited to 60% of the portfolio, of which international equities shall not exceed 20% of the equity portfolio. Property and or real estate securities shall not exceed 10% of the total portfolio at cost, and there is no limitation on fixed income securities. The assets of the OPEB Trust fund are currently invested in money markets, mutual funds and various investment accounts. Fiduciary Trust International of the South acts as the custodian, and the investment portfolio is managed by an Investment Consultant. The Plan's net investment income for the year ended September 30, 2025 was \$15,015,268. As of September 30, 2025, the Plan held no single investment that exceeded 5% of net position. Additional information can be found in Note 3. Deposits and Investments.

The money weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. The annual money weighted rate of return on the Plan's investment for the year ended September 30, 2025 was 8.7%.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB 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 allocation and best estimates of arithmetic real rates of returns for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Large Cap	37%	7.0%
Mid Cap	7%	7.5%
Small Cap	8%	7.5%
International Equity	8%	8.5%
Real Estate	10%	6.9%
Fixed Income	30%	3.3%
Total	100%	7.65%

Discount Rate

The discount rate used to measure the OPEB liability was 7.65%. The projection of cash flows used to determine the discount rate assumed that the City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a)-(b)
Reporting period as of September 30, 2024	\$ 223,299,680	\$ 136,039,072	\$ 87,260,608
Changes for the year:			
Service cost	1,518,007	-	1,518,007
Interest cost	17,690,529	-	17,690,529
Differences between expected and actual experience	(2,811)	-	(2,811)
Changes in assumptions or other inputs	36,973,832	-	36,973,832
Contributions – employer	-	19,693,808	(19,693,808)
Contributions – employees	-	1,001,987	(1,001,987)
Other Contributions (Part D subsidy, Rx Rebates)	-	226,231	(226,231)
Net investment income	-	26,814,245	(26,814,245)
Benefit payments	(14,626,226)	(14,626,226)	-
Admin expense	-	(262,644)	262,644
Net changes	41,553,331	32,847,401	8,705,930
Reporting period as of September 30, 2025	\$ 264,853,011	\$ 168,886,473	\$ 95,966,538

The following presents the net OPEB liability of the City using the trend rate and the discount rate, as well as what the City's net OPEB liability would be if it were calculated using a rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

Net OPEB Liability (based on Trend Rate)				
1% Decrease		Current Rate		1% Increase
\$	66,959,000	\$	95,967,000	\$ 130,382,000

Net OPEB Liability (based on Discount Rate)				
1% Decrease (6.65%)		Current Rate (7.65%)		1% Increase 8.65%)
\$	128,102,000	\$	95,967,000	\$ 69,030,000

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 14. Other Post-Employment Benefit Plans (OPEB) (Continued)

OPEB Expense and Deferred Outflows/(Inflows) of Resources Related to OPEB

In accordance with GASB 75, paragraph 86, changes in the collective net OPEB liability are recognized in OPEB expense in the current measurement period, except as indicated below. For each of the following, a portion is recognized in OPEB expense in the current measurement period, and the balance is amortized as deferred outflows or deferred inflows of resources using a systematic and rational method over a closed period, as defined below:

1. Difference between expected and actual experience with regard to economic and demographic factors – amortized over five years
2. Changes of assumptions or other inputs – amortized over five years
3. Differences between expected and actual earnings on OPEB plan investments – amortized over five years

For the year ended September 30, 2025, the City recognized OPEB benefit of \$4,179,081.

Per GASB 75, paragraph 68, employer contributions to the OPEB plan made subsequent to the measurement date of the collective net OPEB liability, September 30, 2024, and before the end of the employer's reporting period, September 30, 2025, should be reported as deferred outflows of resources related to OPEB and will be recognized as a reduction of the net OPEB liability in the subsequent fiscal period.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Description:		
Contributions, subsequent to measurement date	\$ 19,569,264	\$ -
Differences between expected and actual experience	13,498,868	(950,912)
Assumptions/inputs	54,638,351	(8,516,219)
Projected and actual earnings on investments, net	-	(5,957,221)
Net changes	<u>\$ 87,706,483</u>	<u>\$ (15,424,352)</u>

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in the OPEB expense as follows:

	Amount to be Recognized
Years ending September 30:	
2026	\$ 17,429,795
2027	17,700,471
2028	13,465,418
2029	4,117,183
Total	<u>\$ 52,712,867</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans

The City is the sponsor of two single-employer Public Employee Retirement Systems (PERS) that are administered to provide pension benefits to its employees. The City administers the General Employees' Pension Plan, and a nine-person Board of Trustees administers the City Pension Fund for Firefighters and Police Officers. The City contributes to the General Employees' Pension Plan (GEPP) and the City Pension Fund for Firefighters and Police Officers (CPFFPO), which are both defined benefit pension plans.

General Employees' Pension Plan

Summary of Significant Accounting Policies

Basis of Accounting – The Plan's policy is to prepare its financial statements on the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the employer has made a formal commitment to provide contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plans. Investment and administrative expenses are paid out of Plan assets that are replenished by investment earnings and employee and City contributions in order to maintain the plan actuarially sound.

Method Used to Value Investments – Investments are reported at fair value in the financial statements based on the quoted market prices as reported by recognized security exchanges. Bonds are reported at established fair value. Securities that have no quoted market price are presented at estimated fair value as provided by the custodial bank and investment counsel.

Plan's Membership Information

At September 30, 2024, the measurement date used to measure the GEPP net pension liability, the Plan's membership consisted of:

Active plan members	10
Retired plan members and beneficiaries currently receiving benefits	424
Disabled plan members receiving benefits	-
Inactive plan members entitled to but not yet receiving benefits	158
Total	<u>592</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

The General Employees' Pension Trust Fund Board comprises of the City Commission. The General Employees' Pension Trust Fund does not issue separate stand-alone financial statements; therefore, included below is the Statement of Net Position – Fiduciary Fund and the Statement of Changes in Net Position – Fiduciary Fund for the fiscal year ended September 30, 2025.

**General Employees' Pension Trust Fund
Statement of Net Position
Fiduciary Fund
September 30, 2025**

Assets

Investments:

Liquid Assets Separate	\$ 7,355,410
LDI Intermediate Duration Separate	78,632,051
LDI Long Duration	144,986,515
Guaranteed Interest Fund	5,382,161
U.S. Property	<u>10,550,799</u>
Total investments	<u>246,906,936</u>
Total assets	<u>\$ 246,906,936</u>

Net Position

Net position held in trust for pension benefits	<u>\$ 246,906,936</u>
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City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

**General Employees' Pension Trust Fund
Statement of Changes Net Position
Fiduciary Fund
September 30, 2025**

Additions:

Contributions:

Plan members	\$ 111,685
Employer	2,625,000
Total contributions	<u>2,736,685</u>

Investment income:

Net appreciation of fair value of investments	11,852,251
Less investment expenses	<u>63,858</u>
Net investment income	<u>11,788,393</u>

Total additions	<u>14,525,078</u>
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Deductions

Pension benefits	13,050,364
Administrative expenses	<u>22,000</u>
Total deductions	<u>13,072,364</u>

Change in net position	1,452,714
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Net position, beginning	<u>245,454,222</u>
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Net position, ending	<u><u>\$246,906,936</u></u>
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City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

Plan Description

The General Employees' Pension Plan of the City of Pembroke Pines was established by Referendum in 1973 (collectively known as the Referendum) as restated October 1, 1989, as amended by the following Ordinances (collectively known as the Ordinances):

General Employees Pension Ordinances			
Ordinance Number	Dated	Ordinance Number	Dated
992	April 15, 1992	1555	August 16, 2006
1058	December 15, 1993	1614	August 3, 2008
1297	March 17, 1999	1668	August 4, 2010
1329	February 2, 2000	1806	January 7, 2015
1413	June 19, 2002	1844	April 16, 2016
1479	March 17, 2004	1865	January 11, 2017
1515	May 18, 2005	1894	February 7, 2018
1520	August 3, 2005	2016	December 6, 2023

The Plan, which is a single-employer plan, was established to provide retirement benefits to general and utility employees of the City of Pembroke Pines. A more detailed description of the Plan and its provisions appears in the Referendum constituting the Plan and in the summary plan description. The Plan does not issue a stand-alone financial report but is included in the reporting entity of the City as a pension trust fund.

Eligibility

All full-time employees, as defined in the Referendum, were required to participate in the Plan as a condition of continued employment. However, effective July 1, 2010, bargaining unit members are no longer allowed to participate in the Plan, and any benefits accrued up to June 30, 2010, are frozen. Bargaining unit members will not accrue any additional benefits. Non-bargaining unit members are still allowed to participate in the Plan and active members are still accruing benefits. However, effective October 1, 2014, non-bargaining employees hired on or after October 1, 2014, will no longer be eligible to enter this plan. The City also extended its benefits coverage to all eligible retirees' domestic partners effective October 1, 2014.

Service Retirement Benefits

Upon normal retirement, a participant will receive a monthly pension amount equal to 2.85% of average monthly earnings for the highest two years of continuous service multiplied by years of service (not to exceed 28.07 years).

A participant may retire early after completing five years of continuous service and attaining 50 years of age. Early retirement benefits are calculated in a manner similar to those for normal retirement, but at an actuarially reduced amount of 6 2/3% for each year that the early retirement date precedes normal retirement.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

Disability Benefits

If a participant becomes totally disabled before termination of employment and prior to reaching normal retirement age, he or she is entitled to do one of the following:

Non-service-related – 10 years of vesting service is required for a non-service-related disability benefit to be payable. If vested, the benefit payment is based on the accrued benefit on the date of disability.

Service-related – Benefits will be the greater of: (i) earned pension as of the date of disability, or (ii) 40% of the current monthly pay as of such date.

Cost of Living Adjustments

General employee members who retired on or after October 1, 2001 receive an annual 3.0% cost of living adjustment (COLA) to their retirement benefit. The COLA is applied to the benefit effective October 1st of each year. Effective February 1, 2010, the COLA for all participants entitled to receive a COLA is reduced from 3% to 2% per year. Effective July 1, 2010, there is no retiree annual pension COLA adjustment for bargaining unit employees who retire after July 1, 2010, unless such active individual has reached Normal Retirement Age as defined in the Plan.

Benefit payments under the General Employees' Pension Plan are paid directly out of fund assets. Other forms of benefits are available to Plan participants and are further discussed in the Referendum.

Funding Policy

The City of Pembroke Pines contributes an actuarially determined amount that, when combined with participant's contributions, will fully provide for all benefits as they become payable. The funding policy can only be amended by authorization of the City Commission.

Effective February 1, 2010, non-bargaining unit participants are required to contribute 7.25% of regular wages down from 8.5%. Effective July 1, 2010, bargaining unit members are no longer required to contribute to the Plan since the Plan was closed, and the benefits were frozen. In fiscal year 2025, employee contributions for active members amounted to \$111,685.

For fiscal year 2025, the City's Actuarial Determined Contribution (ADC) was \$352,976, reflecting a decrease from the prior year's ADC of \$474,662. During the same period, the City contributed a total of \$2,625,000 to the pension plan—exceeding the ADC by \$2,272,024. This substantial contribution helped elevate the plan's funded status to 113.8% as of September 30, 2025.

The City's ADC for fiscal year 2026 is based on the actuarial report using the Entry Age Cost method.

On April 1, 2004, the City deposited \$19,370,924 into the General Employees' Pension Plan as a lump sum contribution. This was part of the Taxable Communications Services Tax Revenue Bonds, Series 2004 (Series 2004 Bonds). The Series 2004 Bonds were issued, amongst other reasons, to pay for the enhanced benefit of a 2% cost of living adjustment as approved by the City Commission, and to maintain the City's ADC at the "pre-cost of living" level for the existing Plan participants. See also Note 10 for additional information on the bond issue. Series 2004 Bonds were refunded by Communications Services Tax Revenue Bonds, Series 2014 (Series 2014 Bonds) (see Note 10, Long-Term Debt).

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

Investments

Authorized investments are subject to limitations prescribed in the City's Investment Policy as adopted per Ordinance 1515, dated May 18, 2005. Investments in equities are limited to 60% of the portfolio, of which international equities shall not exceed 20% of the equity portfolio. Property and/or real estate securities shall not exceed 15% of the total portfolio at cost, and there is no limitation on fixed income securities. The assets of the General Employees' Pension fund are currently invested in various separate investment accounts offered by the Principal Financial Group. Plan's net investment income for the year ended September 30, 2025 was \$11,788,393, a decrease of \$28,564,821 from last year's net investment income of \$40,353,214.

The money weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. The annual money-weighted rate of return on the Plan's investment for the measurement period of October 1, 2024 to September 30, 2025 was 19.67%.

DROP Plan

Effective March 17, 1999, the City created the Deferred Retirement Option Plan (DROP) under Ordinance 1297. This plan is a defined contribution plan created in accordance with Section 401(a) of the Internal Revenue Code. An active participant of the General Employees' Pension Plan becomes eligible to participate in the DROP on the first day of the month coincident with or next following the active participant's normal retirement date. Upon entry into the DROP, an amount equal to the participant's monthly retirement benefit is transferred to an account designated by the participant for investment. The maximum period of DROP participation was five (5) years. Effective December 1, 2017, the maximum period of DROP participation is eight (8) years under ordinance 1894.

Net Pension Liability of the City

The components of the net pension liability of the GEPP Plan at September 30, 2025, is as follows:

Total pension liability	\$215,786,869
Plan fiduciary net position	245,454,222
City net pension liability (asset)	<u>\$ (29,667,353)</u>
Plan fiduciary net position as a percentage of total pension liability	113.75%
Net pension asset as a percentage of covered payroll	-2127.47%

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

Actuarial Assumptions

The net pension asset reported as of September 30, 2025, was determined using an actuarial valuation as of September 30, 2024, with update procedures used to roll forward the total pension liability to September 30, 2024.

The actuarial valuation for September 30, 2024, used the following actuarial assumptions:

Measurement date	September 30, 2024
Actuarial cost method	Entry Age Normal
Long-term rate of return on assets	5.00%
Discount rate	5.00%
Long-term inflation rate	2.40%
Salary increase assumption	Table S-5 from the Actuary's Pension Handbook plus 2.50%.
COLA increase assumption	2.00% and 3.00% increase per year depending on location.
Retirement age assumption	The later of attained age 55 and 10 years of service
Plan changes	None
Mortality rate	Based on PubG-2010 General below median base rate mortality table (used in the 2024 State of Florida Valuation) projected to future years with historical and assumed mortality improvement (MI) rates using the MP-2021 mortality improvement scale.
Disability rate	1987 Commissioner's Group Disability Table, six-month elimination period, male and female.
Withdrawal rate	2003 Society of Actuaries Basic Plan Age Table, multiplied by 0.75.
Marital assumptions	75% married; male is 3 years older than the female.
Future employer contributions	Assumed employer contributions are equal to: • Employer Contribution is assumed to continue at 21.44% of payroll throughout the projection period. • Expenses are assumed to start at \$71,000 and grow with the inflation assumption throughout the projection period. This is the best estimate available of upcoming years' expenses.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

The long-term rate of return of 5.00% is used to calculate the actuarial present value of projected payments for each future period when the projected Fiduciary Net Position is greater than the projected expected benefit payments. Otherwise, a municipal bond rate of 3.76% is used. The municipal bond rate is from Bloomberg Barclays Municipal GO Long Term (17+ Y) Index, which includes 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher securities, as of the September 30, 2024 measurement date. The discount rate is a single rate that incorporates the long-term rate of return and municipal bond rate as described.

	Expected Return		Risk Standard Deviation
	Geometric	Arithmetic	
Equity			
U.S. Equity – Large Cap	6.31%	7.41%	14.80%
U.S. Equity – Mid Cap	6.69%	8.35%	18.30%
U.S. Equity – Small Cap	6.79%	8.86%	20.30%
Non-U.S. Equity	6.19%	7.37%	15.40%
U.S. Private Real Estate	6.45%	7.17%	12.00%
Fixed Income			
High Yield Bond	5.29%	5.50%	6.90%
Core Bond	4.53%	4.67%	5.30%

The following presents the net pension liability of the City using the discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

City Net Pension Asset		
1% Decrease (4.00%)	Current Rate (5.00%)	1% Increase (6.00%)
\$ (4,208,890)	\$ (29,667,353)	\$ (50,867,862)

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

	Increase (Decrease)		
	Total Pension Liability	Plan Reduciary Net Position	Net Pension (Asset)/ Liability
Reporting period as of September 30, 2024	\$ 220,293,187	\$ 210,432,689	\$ 9,860,498
Service cost	285,001	-	285,001
Interest	10,685,460	-	10,685,460
Benefit payments	(12,939,651)	(12,939,651)	-
Differences between expected and actual experience	(162,506)	-	(162,506)
Changes in assumptions	(2,374,622)	-	(2,374,622)
Employee contributions	-	113,520	(113,520)
Employer contributions	-	7,500,000	(7,500,000)
Net investment income	-	40,357,264	(40,357,264)
Administrative expenses	-	(9,600)	9,600
Net change	(4,506,318)	35,021,533	(39,527,851)
Reporting period as of September 30, 2025	\$ 215,786,869	\$ 245,454,222	\$ (29,667,353)

Each assumption and method chosen by the actuary is reasonable, taking into account the results of the most recent experience analysis and anticipated future experience. Each material economic assumption is consistent with other economic assumptions selected by the actuary for this measurement period. Note that several different assumptions may be reasonable for a given measurement, and different actuaries will apply different professional judgment and may choose different reasonable assumptions. Demographic assumptions are not expected to produce significant cumulative actuarial gains or losses over the measurement period, and the combined effect of the assumptions is reasonable.

Pension Expense and Deferred Outflows/(Inflows) of Resources

In accordance with GASB 68, paragraph 71, changes in the net pension liability are recognized in pension expense in the current measurement period, except as indicated below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or deferred inflows of resources using a systematic and rational method over a closed period, as defined below:

1. Differences between expected and actual experience, over a closed period equal to the average expected remaining service life of all employees (active employees, vested terminated, and retirees).
2. Changes of assumptions or other inputs – amortized over the average expected remaining service life of all employees (active employees, vested terminated, and retirees).
3. Differences between expected and actual earnings on pension plan investments – amortized over five years

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

General Employees' Pension Plan (continued)

Contributions to the pension plan from the City are not included in collective pension expense (benefit). The pension benefit for the fiscal year ended September 30, 2025 is \$7,943,752.

Employer contributions were made subsequent to the September 30, 2024 measurement date of the Net Pension Liabilities and before the end of the September 30, 2025 reporting period. GASB 68 paragraph 34 requires these contributions be reported as deferred outflows of resources. The components of deferred outflows and inflows of resources schedules for the fiscal year ended September 30, 2025, are presented below:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions subsequent to measurement date	\$ 2,625,000	\$ -
Projected/actual earnings, net	-	12,082,800
	<u>\$ 2,625,000</u>	<u>\$ 12,082,800</u>

Amounts reported as deferred outflows and (inflows) of resources related to the general employees' pension plan will be recognized in the pension expense as follows:

Reporting Period Ending September 30:	Amount to be Recognized
2026	\$ (1,520,284)
2027	2,746,359
2028	(7,287,851)
2029	(6,021,024)
Total	<u>\$ (12,082,800)</u>

City Pension Fund for Firefighters and Police Officers

Summary of Significant Accounting Policies

Basis of Accounting – The Plan prepares its financial statements on the accrual basis of accounting. Plan member contributions are recognized as revenues in the period in which the contributions are due. Employer (City) contributions to the plan are recognized as revenues when due pursuant to the Actuarial Valuation. State contributions are recognized as revenues in the period which they are approved by the State. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. Interest and other income are recorded as earned and dividend income is recorded as of the ex-dividend date.

Cash and Cash Equivalents – The plan considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents. Deposits are carried at cost and are included in cash and cash equivalents. Cash and cash equivalents include money market accounts at September 30, 2025.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Method Used to Value Investments – Investments are reported at fair value in the financial statements based on the quoted market prices as reported by recognized security exchanges. Bonds are reported at established fair value. Securities that have no quoted market price are presented at estimated fair value as provided by the custodial bank and investment counsel.

Plans' Membership Information

At October 1, 2024, the date of the latest actuarial valuation, the Plan's membership consisted of:

Fully vested, partially vested and non-vested active employees	353
Inactive employees entitled to benefits but not yet receiving them	7
Retirees and beneficiaries	518
Total	878

Plan Description

The City Pension Fund for Firefighters and Police Officers in the City of Pembroke Pines (CPFFPO) was established and amended by the following Ordinances (collectively known as the Ordinances):

Police & Fire Pension Ordinances			
Ordinance Number	Dated	Ordinance Number	Dated
557	February 19, 1981	1509	February 17, 2005
829	March 4, 1987	1521	August 3, 2005
967	September 19, 1991	1572	February 21, 2007
1014	November 4, 1992	1581	May 16, 2007
1067	February 16, 1994	1669	August 4, 2010
1091	September 8, 1994	1670	August 4, 2010
1131	September 6, 1995	1693	June 15, 2011
1198	December 18, 1996	1705	October 5, 2011
1249	January 7, 1998	1709	November 16, 2011
1318	November 17, 1999	1767	January 15, 2014
1321	December 15, 1999	1774	April 9, 2014
1325	January 19, 2000	1819	May 6, 2015
1353	September 20, 2000	1824	September 16, 2015
1360	December 15, 2000	1900	March 21, 2018
1443	June 18, 2003	1915	September 17, 2018
1480	March 17, 2004	1916	September 17, 2018
		2030	September 18, 2024

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

The Plan, which is a single-employer plan, was established to provide retirement benefits to firefighters and police officers of the City of Pembroke Pines. The Plan's governing board is made up of a Board of Trustees consisting of nine members: (1) Three are police officers, elected by a majority of the police officers, (2) Three are firefighters, elected by a majority of the firefighters, and (3) Three are residents of the City, recommended by the City Manager and appointed by the City Commission. A more detailed description of the Plan and its provisions appears in the Ordinances constituting the Plan and in the summary plan description. Publicly available financial statements of the Plan can be obtained from the City of Pembroke Pines Finance Department.

The City Pension Fund for Firefighters and Police Officers in the City of Pembroke Pines (CPFFPO) issues a separate financial statement report. A copy can be obtained by sending a written request to:

City Pension Fund for Firefighters and Police Officers
1951 NW 150th Avenue
Pembroke Pines, FL 33028

Eligibility

All full-time employees, as defined in the Ordinances, are required to participate in the Plan as a condition of continued employment, provided that at the time of hiring the employee is at least 18 years of age and satisfactorily completes all required medical examinations. The City is also extending its benefits coverage to all eligible retirees' domestic partners effective October 1, 2014.

Normal Retirement Benefits

Any member may retire on a normal service retirement pension upon attainment of age 50 and completion of 10 years of continuous service, or upon completion of 20 years of continuous service or attainment of age 55 with no service requirement if eligible on February 19, 1981.

Police Officers

Police officers hired before May 1, 2010 shall receive a benefit amount equal to 4.0% per year of continuous service prior to May 1, 2010 plus 3.5% per year of continuous service after April 30, 2010 times average monthly earnings (AME) – maximum 80% of AME, provided they are retired or enter the DROP anytime on or after attaining age 50 with 10 year of continuous service but not later than the date they accrue the maximum 80% benefit.

Police officers hired after April 30, 2010 shall receive a benefit amount equal to 3.0% times AME times years of continuous service – maximum 80% of AME.

Effective March 17, 2004, eligible police officer members, age 50, who had completed 16 years of service, but no more than 20 years of service may purchase an increase to the benefit multiplier to achieve a final retirement benefit not to exceed 80% of his or her average monthly earnings.

For Police officers hired on or after October 1, 2018, the benefit multiplier will be 3.0% for each complete year of service. The maximum retirement benefit shall not exceed 80% of average monthly earnings. The member's average compensation calculation will be determined by using the best five out of last ten years of service.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Firefighters

Firefighters hired on or before June 18, 2003 shall receive a benefit amount equal to 4.0% per year of continuous service prior to May 1, 2010 plus 3.5% per year of continuous service after April 30, 2010 times AME – maximum 80% of AME, provided they retire or enter the Deferred Retirement Option Plan (DROP) anytime on or after attaining age 50 with 10 years of continuous service but no later than the date they accrue the maximum 80% benefit.

Firefighters hired after June 18, 2003, but before May 1, 2010, shall receive a benefit amount equal to 4.0% per year of continuous service prior to May 1, 2010, plus 3.5% per year of continuous service after April 30, 2010 times AME – maximum 80% of AME. To obtain this benefit, such firefighters were previously required to retire or enter the DROP upon the earlier of completion of 20 years of continuous service or attainment of age 50 with 10 years of service. To obtain this benefit, such firefighters now are required to retire or enter DROP no earlier than upon completion of 20 years of continuous service or attainment of age 50 with 10 years of service, and no later than the date they accrue the same accrual percentage they would have reached under the terms of the Plan in effect prior to April 30, 2010.

In no event shall the benefit for firefighters hired after March 31, 2006, exceed 98% of average monthly regular wages.

Firefighters hired after April 30, 2010, shall receive a benefit amount equal to 3.0% times AME times years of continuous service – maximum 80% of AME for the highest two years of continuous service.

However, police officer and firefighter members as of October 1, 1980, shall receive at their normal retirement date (age 55, regardless of years of service) the greater of the benefit provided by the formula above or 50% of average monthly earnings for the highest two years of continuous service.

For firefighter and police officer members who elect to retire under the Career Anniversary Pension Retirement Incentive Option, earnings may include payment up to 1,000 hours of accrued unused leave.

Effective June 18, 2003 (Firefighters) and March 17, 2004 (Police) continuous service for members may include, up to four years purchased for active service in the Armed Forces or Merchant Marines of the United States prior to employment by the City. Effective March 17, 2004, police officer members may purchase up to four years prior service as a certified police officer in the United States.

Early retirement benefits are calculated in a manner similar to those for normal retirement, except that continuous service and average monthly earnings shall be determined as of the early retirement date.

Other forms of benefits are available to Plan participants and are further discussed in the Ordinances.

Disability Benefits

Service related – Any member who becomes totally and permanently disabled at any time as a result of illness or injury suffered in the line of duty may be retired on an accidental disability pension.

Non-service related – Any member who becomes totally or permanently disabled after 10 years of creditable service as a result of illness or injury not suffered in the line of duty may be retired on an ordinary disability retirement pension.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Upon disability retirement, a member is entitled to a monthly pension benefit. For a service connected disability, the minimum pension payable is 66-2/3 of the average monthly salary of the member at the time of disability retirement or accrued benefit. For a non-service connected disability, a member will receive a monthly pension benefit equal to the greater of 3% of the average monthly earnings on the date of disability or accrued benefits subject to a maximum of 50% of monthly earnings (but not greater than 35% of average monthly earnings).

The service-incurred and non-service-incurred disability benefits shall be reduced or offset by the regular monthly claims to which the disabled member is entitled under Worker's Compensation and under the provision of social security to the extent permitted by law. The claims received by the retirees are paid to the Plan to achieve this reduction.

Death Benefits

The Plan also provides for spouses and/or children of members for both service related and non-service related deaths.

Refund of Employee Contributions

If a member resigns or is lawfully discharged before retirement, their contributions with 3% simple interest per annum are returned to them. The Plan also provides a special provision for vested benefits for employees who terminate after 10 years of service.

Termination Benefits

Upon termination after completing at least 10 years of continuous service, a member is entitled to a monthly benefit of 3% of average monthly earnings times the number of years of continuous service as of date of termination, not to exceed 80% of the average monthly earnings.

13th Check Benefits

Retired police officers and disabled police officers receiving pension or DROP benefits, prior to October 1, 2006, or their beneficiaries may be eligible to receive a supplemental pension distribution, the amount of which shall be determined September 30th each year. The amount of the distribution should be up to 2% of investment return in excess of 9% for police officers who retired after October 1, 2003 but before October 1, 2006, or their beneficiaries (8% for police officers who retired prior to October 1, 2003) based on the present value of future pension payments of current police officer members, not to exceed outstanding balance of cumulative net actuarial gains. Any distributable amount is allocated to eligible members based upon years of service with a prorated share during the first year of entitlement.

No supplemental benefits will be available for members who retire, enter the DROP or are disabled on or after October 1, 2006, or their beneficiaries. Police retirees who retired prior to April 1, 2006 were provided with a one-time irrevocable option to continue to receive the 13th check; or they may opt to receive instead a cost of living increase to their retirement benefit.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Deferred Retirement Option Plan (DROP)

During December 1996, the Plan adopted the Deferred Retirement Option Plan (the DROP) under Ordinance 1198. Eligible police officers and firefighter members may enter into the DROP.

Upon becoming eligible to participate in the DROP, a member may elect to enter that program for a maximum of five years. DROP payments contributed to a member's DROP account earn or lose interest at the same rate and frequency as in the Plan, less reasonable and necessary administrative expenses, unless fixed interest rate option below is selected.

On June 18, 2003 (for firefighters) and March 17, 2004 (for police officers) the City adopted Ordinances giving members the additional option of having their DROP account earn an annual fixed interest rate of 8% on future payments and on all or any portion of the member's DROP account balance. Annually, during the month of September only, members may change their rate of return election to be effective as of the following October 1st. Members participating in the DROP on April 30, 2010, shall be eligible to elect between earning the same rate and frequency as the Plan or an annual fixed interest rate of 8%.

For members hired before May 1, 2010 entering the DROP after April 30, 2010, DROP interest credits will be based upon Plan gross return, subject to a minimum 5% to a maximum 8% per annum.

For members hired after April 30, 2010 entering the DROP, interest credits will be based upon Plan gross return.

For members hired on or after October 1, 2018, the maximum DROP participation period is extended to eight (8) years.

Cost of Living Adjustment (COLA)

Effective April 1, 2005 and April 1st of each year thereafter, firefighter retirees, their beneficiaries and DROP participants who were receiving benefits or enrolled in the DROP on or after June 18, 2003 will receive thereafter a 2% increase in their retirement benefit or an adjustment equal to the total percentage increase in base wages, excluding performance or merit adjustments, provided in collective bargaining agreement to bargaining unit members, for the City's fiscal year commencing the preceding October 1st, whichever is greater. Upon retirement, firefighter members who were hired on or after April 1, 2006 shall receive a fixed 3% increase to their monthly retirement benefit on April 1st of each year following retirement. Firefighters hired on or after May 1, 2010, who retire or enter the DROP, and their beneficiaries, shall receive a 1.5% increase to their retirement benefit on October 1st each year following retirement. If benefit is received for less than one year, COLA is prorated for that first year.

Effective October 1, 2009, and October 1st of each year thereafter, police retirees, their beneficiaries and DROP participants who were receiving benefits or enrolled on or after October 1, 2003, will receive a 1.5% increase to their retirement benefit. If the benefit is received for less than one year, COLA is prorated for that first year.

Effective October 1, 2009, and October 1st of each year thereafter, police retirees who retired or entered the DROP on or after October 1, 2006, or their beneficiaries, will receive a 3.0% increase to their retirement benefit. Effective May 1, 2010, police officers who were hired prior to May 1, 2010 and retire or enter the DROP after April 30, 2010 and their beneficiaries, shall receive a 2% increase to their retirement benefit on October 1st each year following retirement. Police officers hired on or after May 1, 2010, who retire or enter the DROP, and their beneficiaries, shall receive a 1.5% increase to their retirement benefit on October 1st each year following retirement.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

For police officers and firefighters hired on or after October 1, 2018, the member's retirement payment will not be adjusted for a cost of living adjustment.

Funding Policy

The City of Pembroke Pines contributes an actuarially determined amount that, when combined with participants' contributions and contributions from the State of Florida, will fully provide for all benefits as they become payable. The City's contribution, excluding amounts from the State, was \$38,112,521 for the year ended September 30, 2025.

Pursuant to Florida Statutes, Chapters 175 and 185 contributions from the State of Florida Department of Insurance consist of excise tax imposed by the City upon certain casualty insurance companies on the gross amount of receipts of premiums from policy holders on all premiums collected on casualty insurance policies covering property within the City. The allowable portion of the State contribution is used to reduce the City's contributions when received.

The State contributions totaled \$5,073,046 for the year ended September 30, 2025 and are recorded as revenues and expenditures in the General Fund before being reported as contributions in the pension trust fund. The State contributions consist of local Insurance Premium Tax revenues which are used to fund additional benefits for members of the Plan, in accordance with Florida Statutes 175 and 185.

Members of the Plan who are certified firefighters and police officers make regular contributions to the Plan at a rate equal to 10.4% of their respective annual earnings until completion of 26 2/3 years of continuous service. Effective October 1, 2015, members that were hired after May 1, 2010 are required to contribute 7.0% of their annual earnings instead of 10.4%. Member contributions for the fiscal year ended September 30, 2025 amounted to \$2,665,944.

On October 17, 2003, the City contributed \$36,720,000 to the Plan as a result of the Taxable Communications Services Tax Revenue Bonds, Series 2003A (Series 2003 Bonds). The Series 2003 Bonds were issued to finance the enhanced benefits for firefighter members of the Plan. Benefits included, but were not limited to, a minimum of 2% cost of living adjustment for firefighter members, and up to 1,000 hours of unused leave can be included as part of the earnings used to calculate pension benefits. See also Note 10 for additional information on the bond issue. Series 2003 Bonds were refunded by Communications Services Tax Revenue Bonds, Series 2013 (Series 2013 Bonds).

On April 1, 2004 the City contributed \$26,200,000 to the Plan as a result of the Taxable Communications Services Tax Revenue Bonds, Series 2004 (Series 2004 Bonds). The Series 2004 Bonds were issued, amongst other reasons, to finance the enhanced benefits for police officer members of the Plan, as well as to maintain the City's contribution at the same percentage level of payroll prior to the enhanced benefits. These benefits were similar to the firefighter members, and included, but were not limited to, a 1.5% cost of living adjustment, and up to 1,000 hours of unused sick leave can be included as part of earnings used to calculate pension benefits. Series 2004 Bonds were refunded by Communications Services Tax Revenue Bonds, Series 2014 (Series 2014 Bonds). See also Note 10 for additional information on the bond issue.

All eligible employees, as a condition of membership, must agree in writing, on becoming a member, to make the contribution specified in the Plan. These contributions are in the form of payroll deductions until the member has completed 26 2/3 years of continuous service.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Investment and administrative expenses are paid out of Plan assets that are replenished by investment earnings and employee and City contributions in order to maintain the Plan actuarially sound.

Property and Equipment

Property and equipment consist of the following at September 30, 2025:

	Estimated Useful Lives (Years)	
Building	39	\$ 757,249
Building improvements	39	530,771
Land	-	28,000
Equipment	5	189,065
		<u>1,505,085</u>
Less accumulated depreciation		374,567
Property and equipment, net		<u>\$ 1,130,518</u>

Depreciation expense for the year ended September 30, 2025 was \$65,319.

Investments

Investments are reported at fair value as of September 30, 2025. The fair value of the quoted investments is based on the closing sales price or bid price as reported by recognized security exchanges. Bonds are reported at established fair value. Securities that have no quoted market price are presented at estimated fair value as provided by the custodial bank and investment counsel.

Unrealized gains and losses are presented as net appreciation/(depreciation) in fair value of investments along with the gains and losses realized on the sales of the investments. Purchases and sales of investments are recorded on a trade-date basis.

The Plan's investment policy is determined by the Board of Trustees. The policy has been identified by the Board to conduct the operations of the Plan in a manner so that the assets will provide pension and other benefits provided under applicable laws, including City Ordinances, preserving principal while maximizing return.

The Trustees are authorized to acquire and retain every kind of property, real, personal or mixed, and every kind of investment specifically including, but not by way of limitation, bonds, debentures, and other corporate obligations, and stocks, preferred or common.

Investment in all equity securities shall be limited to those listed on a major U.S. stock exchange and limited to no more than 72% (at market) of the Plan's total asset value with no more than 5% of the total fair value shall be invested in the equity securities of any one company. Investments in stocks of foreign companies shall be limited to 10% of the value of the portfolio. No more than 15% of the equity securities are to be invested in small cap stocks and no more than 12% in mid cap stocks.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

The fixed income portfolio shall be comprised of securities with a minimum quality rating of "A" or equivalent as rated by one or more recognized bond rating services at the time of purchase. Fixed income investments that are downgraded below BAA shall be liquidated within a reasonable period of time. If the manager determines it is prudent to hold an investment that has been downgraded below BAA they will be required to report to the board on the status of and the reason for holding said bond. No more than 5% of the total fair value of fixed income securities shall be invested in the debt obligations of any one fixed income issuer except for securities issued and guaranteed by the United States Government, or its agencies, which may be held without limitations.

Types of Investments

Florida statutes and Plan investment policy authorize the Trustees to invest funds in various investments. The current target asset allocation range of these investments at market is as follows:

Type of Investment	Investment Policy	Actual Allocation
Domestic equities	42% to 62%	55%
International equities	0% to 10%	11%
Fixed income	15% to 35%	15%
Real assets	0% to 20%	19%

The Plan's net investment income for the year ended September 30, 2025 was \$75,558,024, as compared to last year's net investment income of \$167,951,193.

The money weighted rate of return expresses investment performance, net of investment expense, adjusted for changing amounts actually invested. The annual money-weighted rate of return on the Plan's investment for the year ended September 30, 2025 was 7.67%.

Net Pension Liability of the City

The components of the net pension liability of the Plan at September 30, 2025, were as follows:

Total pension liability	\$ 1,202,613,319
Plan fiduciary net position	997,399,383
City net pension liability	<u>\$ 205,213,936</u>
Plan fiduciary net position as a percentage of total pension liability	82.94%
Net pension liability as a percentage of covered employee payroll	547.46%

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of October 1, 2024, and rolled forward to the measurement date of September 30, 2024, using the following most significant actuarial assumptions: 7.40% for the investment rate of return, 3.50% to 8.50% for projected salary increases and 2.60% for inflation.

The actuarial valuation for October 1, 2024, used the following actuarial assumptions:

Actuarial cost method	Entry Age Normal
Inflation	2.60%
Salary Increases	3.5% - 8.5%
Investment Rate of Return	7.40%
Mortality	For healthy participants during employment, PUB-2010 Headcount Weighted Safety Employee Female Mortality Table and Safety Below Median Employee Male Mortality Table, both set forward one year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018. For healthy participants post-employment, PUB-2010 Headcount Weighted Safety Healthy Retiree Female Mortality Table and Safety Below Median Healthy Retiree Male Mortality Table, both set forward one year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018. For disabled participants, 80% PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table/20% PUB-2010 Headcount Weighted Safety Disabled Retiree Mortality Table, separate rates for males and females, without projected mortality improvements.
Cost-of-Living Increases	Firefighters: 0.0%, 1.5%, 2.0% or 3.0% Police: 0.0%, 1.5%, 2.0%, 2.5% or 3.0%

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Future employee contributions are assumed to continue at 10.4% for members who were hired on or prior to May 1, 2010 and 7.0% for members who were hired after May 1, 2010, and the City is expected to contribute amounts necessary on an actuarial basis to fund the Plan's expenses, normal cost, and to amortize the unfunded actuarial accrued liability.

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

Investment Category	Long-Term Expected Real Rate of Return
Large Cap	8.92%
Mid Cap	8.89%
Small Cap	8.06%
International Equity	4.53%
Real Estate	5.20%
Fixed Income	1.65%

The discount rate used to measure the total pension liability was 7.40%. The projection of cash flows used to determine the discount rate assumed that Plan participant contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the participant rate. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan participants. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Net Pension Liability

The following presents the net pension liability of the City using the discount rate, as well as what the employer net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

City Net Pension Liability			
1% Decrease (6.40%)		Current Rate (7.40%)	1% Increase (8.40%)
\$	300,358,140	\$	205,213,936
		\$	78,413,774
Increase (Decrease)			
		Total Pension Liability	Plan Fiduciary Net Position
			Net Pension Liability
Reporting period as of September 30, 2024		\$ 1,149,149,562	\$ 836,967,090
Changes for the year:			
Service cost		9,775,808	-
Interest		84,539,875	-
Benefit payments, including refunds		(52,329,831)	(52,329,831)
Differences between expected and actual experience		3,926,643	-
Changes in assumptions		7,551,262	-
Contributions – members		-	2,738,057
Contributions – city and state		-	43,614,668
Net investment income		-	167,951,193
Administration expenses		-	(1,618,123)
Other		-	76,329
Net change		53,463,757	160,432,293
Reporting period as of September 30, 2025		\$ 1,202,613,319	\$ 997,399,383

The actuarial assumptions used in the October 1, 2024 valuation, were based on the results of an actuarial experience study performed for the five years ending September 30, 2019.

The pension plan's fiduciary net position has been determined on the same basis used by the pension plan for both firefighters and police officers.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

Pension Expense and Deferred Outflows/(Inflows) of Resources

In accordance with GASB 68, paragraph 71, changes in the net pension liability are recognized in pension expense in the current measurement period, except as indicated below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or deferred inflows of resources using a systematic and rational method over a closed period, as defined below:

1. Differences between expected and actual experience with regard to economic and demographic factors – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees)
2. Changes of assumptions or other inputs – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees)
3. Differences between expected and actual earnings on pension plan investments – amortized over five years

Contributions to the pension plan from the City are not included in collective pension expense. The pension expense for the fiscal year ended September 30, 2025 is \$39,629,709.

Employer contributions made subsequent to the September 30, 2024 measurement date of the Net Pension Liability and before the end of the September 30, 2025 reporting period should be reported as deferred outflows of resources per GASB 68 paragraph 34. The components of deferred outflows and inflows of resources as of September 30, 2025, are presented below:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Contributions, subsequent to measurement date	\$ 38,112,521	\$ -	\$ 38,112,521
Assumptions/inputs	17,177,569	-	17,177,569
Experience expected/actual	10,715,719	-	10,715,719
Projected/actual earnings, net	-	(52,186,187)	(52,186,187)
	<u>\$ 66,005,809</u>	<u>\$ (52,186,187)</u>	<u>\$ 13,819,622</u>

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

City Pension Fund for Firefighters and Police Officers (continued)

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

<u>Reporting Period Ending September 30,</u>	<u>Amount to be Recognized</u>
2026	\$ 2,498,895
2027	14,852,546
2028	(21,882,693)
2029	(19,761,647)
Total	<u>\$ (24,292,899)</u>

Florida Retirement System (FRS) – Charter School Employees

On August 16, 2006, the City Commission passed Resolution number 3105 which mandated that all Pembroke Pines Charter Schools' full-time employees hired after August 7, 2006, and all part-time employees regardless of the date of hire will join the Florida Retirement System (FRS) Pension Plan. Individuals who were members of the ICMA-RC Defined Contribution Plan were given a one-time irrevocable election to participate in the FRS Pension Plan.

The Charter Schools' employees participate in the Florida Retirement System (FRS), a cost-sharing, multiple-employer, defined benefit Public Employment Retirement System (PERS). The FRS is totally administered by the State of Florida.

Plan Description

Benefits are computed on the basis of age, average final compensation and service credit. Average final compensation is the average of the highest five (5) fiscal years of earnings. The FRS provides vesting of benefits after six (6) years of creditable service. Early retirement may be taken any time after vesting; however, there is a 5% benefit reduction for each year prior to normal retirement age or date. The FRS also provides death and disability benefits. A State Statute establishes the benefit. Normal retirement requirements are vesting and age 62 with six years of service, or 30 years of creditable service regardless of age if the individual was employed by an FRS employer prior to July 1, 2011. If the member was employed on or after July 1, 2011, normal retirement is age 65 with eight years of vested service; or the age after 65 that the member becomes vested; or 33 years of service, regardless of age.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Type of Benefit

The FRS Pension Plan is a cost-sharing, multiple-employer qualified defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state community college, or district school board, unless restricted from FRS membership under sections 121.053 and 121.122, Florida Statutes, or allowed to participate in a nonintegrated defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

Average Final Compensation (AFC)

For members initially enrolled in the FRS before July 1, 2011, average final compensation (AFC) is the average of the five highest fiscal years of salary earned during covered employment. For members initially enrolled in the FRS on or after July 1, 2011, AFC is the average of the eight highest fiscal years of salary earned during covered employment.

Vesting

Members initially enrolled on or after July 1, 2001, through June 30, 2011, vest after six years of service. Members initially enrolled on or after July 1, 2011, vest after eight years of creditable service.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Service Retirement

Members become eligible for normal retirement or unreduced retirement based on their age and/or service when they first meet one of the minimum requirements below. Early retirement or reduced retirement may be taken after a member is vested and is within 20 years of normal retirement age; however, there is a 5% benefit reduction for each year remaining from a member's retirement age to normal retirement age.

Description	Service Retirement
Normal Retirement Requirements for Regular Class members initially enrolled before July 1, 2011.	Vested with six or more years of service and age 62; or the age after completing six years of creditable service if after age 62; or 30 years of creditable service, regardless of age before age 62.
Normal Retirement Requirements for Regular Class members initially enrolled on or after July 1, 2011.	Vested with eight or more years of creditable service and age 65; or the age after completing eight years of creditable service if after age 65; or 30 years of creditable service, regardless of age of 62.

FRS issues an annual financial report. A copy can be obtained by contacting the Division of Retirement at:

Department of
Management Services
Division of Retirement
Research and Education Section
P.O. Box 9000
Tallahassee, FL 32315-9000
850-778-4408 or toll free at 877-377-1737

Funding Policy

The Charter Schools' required contribution rate is established, and may be amended, by State Statute. For the fiscal year ended June 30, 2025, the contribution rate was 13.63% for Regular Class Members, 6.84% for Regular Class Retired Rehired Members, and 21.13% for DROP Members. The Schools are required to contribute both for full-time and part-time members of the Plan, which amounted to \$4,556,947. As of June 30, 2025, there were 399 members in this Plan. The contribution rate includes the post-employment health insurance supplement of 2.00% and the administrative/educational fee of 0.06%.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Since year 2012, the State mandated that employees contribute to the FRS Pension Plan. In fiscal year 2025, the contribution rate was 3%. The required employee contribution amounted to \$949,595 for fiscal year ended June 30, 2025.

Fiscal Year	Annual Required Contributions	Total Employer Contributions	Percentage Contributed	Contribution Rates	
				Regular Class	DROP
2025	\$ 4,556,947	\$ 4,556,947	100.0%	13.63%	21.13%
2024	3,479,511	3,479,511	100.0%	13.57%	21.13%
2023	3,051,746	3,051,746	100.0%	11.91%	18.60%
2022	2,596,386	2,596,386	100.0%	10.82%	18.34%
2021	2,241,497	2,241,497	100.0%	10.00%	16.98%
2020	1,821,880	1,821,880	100.0%	8.47%	14.60%
2019	1,710,079	1,710,079	100.0%	8.26%	14.03%
2018	1,633,735	1,633,735	100.0%	7.52%	12.99%
2017	1,502,652	1,502,652	100.0%	7.52%	12.99%
2016	1,362,328	1,362,328	100.0%	7.26%	12.88%

Net Pension Liabilities

The components of the collective net pension liability of the participating employers for each defined benefit plan for the measurement date of June 30, 2025, are shown below (in thousands):

	FRS	HIS	Total
Total Pension Liability	\$ 111,380,885	\$ 10,889,559	\$ 122,270,444
Plan Fiduciary Net Position	(93,228,923)	(522,978)	(93,751,901)
Net Pension Liability	\$ 18,151,962	\$ 10,366,581	\$ 28,518,543
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.70%	4.80%	76.68%

The total pension liability for each plan was determined by the plans' actuary and reported in the plans' valuations dated July 1, 2024. The fiduciary net position used by the actuary to determine the net pension liability (as shown above) was determined on the same basis used by the plan. Each plan's fiduciary net position is reported in the financial statements and the net pension liability is disclosed in the notes to the financial statements. Update procedures were not used.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

The Charter Schools reported a liability of \$28,518,544 for their proportionate share of the net pension liability as of June 30, 2025. The detail of the Schools' proportionate shares are as follows:

FRS Pension Plan:

Employer / Agency Number	Employer / Agency Name	Employer Contribution for Pension Plan Funding for Prior Period	Proportion at Prior Measurement Date	Employer Contribution for Pension Plan Funding for Current Period	Portion at Current Measurement Date	Employer Proportionate Share of Net Pension Liability/(Asset) at Prior Measurement Date	Employer Proportionate Share of Net Pension Liability/(Asset) at Measurement Date
16309	City of Pembroke Pines FSU Charter School	\$ 290,515	0.006038997%	\$ 376,341	0.006646049%	\$ 2,406,349	\$ 2,571,004
16310	City of Pembroke Pines Charter Elementary School	716,914	0.014902670%	909,814	0.016066983%	5,938,242	6,215,465
16311	City of Pembroke Pines Charter Middle School	437,308	0.009090421%	535,726	0.009460730%	3,622,246	3,659,855
16312	City of Pembroke Pines Charter High School	629,953	0.013094983%	835,186	0.014749080%	5,217,936	5,705,638

FRS Retiree Health Insurance Subsidy (HIS) Program:

Employer / Agency Number	Employer / Agency Name	Employer Contribution for Pension Plan Funding for Prior Period	Proportion at Prior Measurement Date	Employer Contribution for Pension Plan Funding for Current Period	Portion at Current Measurement Date	Employer Proportionate Share of Net Pension Liability/(Asset) at Prior Measurement Date	Employer Proportionate Share of Net Pension Liability/(Asset) at Measurement Date
16309	City of Pembroke Pines FSU Charter School	\$ 57,199	0.008695283%	\$ 82,188	0.009707696%	\$ 1,380,927	\$ 1,456,249
16310	City of Pembroke Pines Charter Elementary School	145,289	0.022086542%	204,885	0.024200060%	3,507,637	3,630,245
16311	City of Pembroke Pines Charter Middle School	89,324	0.013578821%	118,742	0.014025226%	2,156,498	2,103,921
16312	City of Pembroke Pines Charter High School	124,393	0.018910024%	179,257	0.021173065%	3,003,164	3,176,166

Basis of Allocation

The employer's proportionate share reported in the pension allocation schedules was calculated using accrued retirement contributions related to the reporting periods included in the system's fiscal years ended June 30, 2015 through June 30, 2024, respectively, for employers that were members of the FRS and HIS during those fiscal years. For fiscal years June 30, 2015 through June 30, 2024, in addition to contributions from employers the required accrued contributions for the division (paid on behalf of the division's employees who administer the plans) were allocated to each employer on a proportional basis. The division administers the plans, and therefore, cannot allocate a portion of the liability to itself. Although GASB 68 encourages the use of the employers' projected long-term contribution effort to the retirement plan, allocating on the basis of historical employer contributions is acceptable. The aggregate employer contribution amounts for each fiscal year agree to the employer contribution amounts reported in the system's Annual Comprehensive Financial Report for that fiscal year.

The proportion calculated based on contributions for each of the fiscal years presented in the pension allocation schedules was applied to the net pension liability and other pension amounts applicable to that fiscal year to determine each employer's proportionate share of the liability, deferred outflows of resources, deferred inflows of resources and associated pension expense.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

For the purposes of the pension allocation schedules, pension amounts are allocated to reporting employers. The pension amounts of participating employers whose payrolls are reported and contributions are remitted by another entity are included in the reporting employer's amounts and will be allocated to the participating employer by the reporting employer.

Actuarial Methods and Assumptions

The FRS Actuarial Assumption Conference is responsible for setting the assumptions used in the funding valuations of the defined benefit pension plan pursuant to section 216.136(10), Florida Statutes. The division determines the assumptions in the valuations for GASB 67 reporting purposes. The FRS Pension Plan's GASB 67 valuation is performed annually. The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS Pension Plan was completed in 2024 for the period July 1, 2018, through June 30, 2023. Because the HIS Program is funded on a pay-as-you-go basis, no experience study has been completed for this program. The actuarial assumptions that determined the total pension liability for the HIS Program were based on certain results of the most recent experience study for the FRS Pension Plan.

The total pension liability for each cost-sharing defined benefit plan was determined using the individual entry age actuarial cost method. Inflation increases for both plans is assumed at 2.40%. Payroll growth, including inflation, for both plans is assumed at 3.50%. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%. The plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program uses a pay-as-you-go funding structure, a municipal bond rate of 3.93% was used to determine the total pension liability for the program. Mortality assumptions for both plans were based on the PUB-2010 base tables.

The following changes in actuarial assumptions occurred in 2024 for the HIS Program:

1. All demographic assumptions and method were reviewed as part of the 2024 Experience Study. Changes were adopted by the 2024 FRS Actuarial Assumption Conference during its meeting in October 2024.
2. The coverage election assumptions were updated to reflect recent and anticipated future experience of HIS program participants. Changes were adopted by the 2024 FRS Actuarial Assumption Conference during its October 2024 meeting.
3. The discount rate was modified to reflect the change in the value of the municipal bond index between GASB measurement dates.

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

The benefits received by retirees and beneficiaries are increased by a cost-of-living adjustment (COLA) each July based on their June benefit amount (excluding the Retiree Health Insurance Subsidy benefit). For retirees who have been retired for less than 12 months on July 1st, the first COLA increase is prorated. The COLA applies to all continuing monthly retirement benefits paid under the FRS Pension Plan (i.e., normal and early service retirement benefits and benefits accruing in participant accounts under the DROP, disability retirement benefits, and survivor benefits). The COLA for retirements or DROP participation effective before August 1, 2011, is 3% per year. The COLA formula for retirees with an effective retirement date or DROP begin date on or after August 1, 2011, will be the sum of the pre-July 2011 service credit divided by the total service credit at retirement multiplied by 3%. Each Pension Plan member with an effective retirement date of August 1, 2011, or after will have an individual COLA factor for retirement. FRS Pension Plan members initially enrolled on or after July 1, 2011, will not have a COLA after retirement.

Long-Term Expected Rate of Return

The long-term expected rate of return assumption of 6.70% consists of two building block components: 1) an inferred real (in excess of inflation) return of 4.20%, consistent with the 4.48% real return from the capital market outlook model developed by the FRS consulting actuary, Milliman; and 2) a long-term average annual inflation assumption of 2.40% as most recently adopted in October 2023 by the FRS Actuarial Assumption Conference. In the opinion of the FRS consulting actuary both components and the overall 6.70% return assumption were determined to be reasonable and appropriate per the Actuarial Standards of Practice. The 6.70% reported investment return assumption is the same as the investment return assumption chosen by the 2022 FRS Actuarial Assumption Conference for funding policy purposes.

For reference, the table below contains a summary of the actuarial assumptions for each of the asset classes in which the plan was invested at that time based on the long-term target asset allocation. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.3%	3.3%	1.1%
Fixed income	29.0%	5.7%	5.6%	3.9%
Global equity	45.0%	8.6%	7.0%	18.2%
Real estate	12.0%	8.1%	6.8%	16.6%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.6%	6.2%	8.7%
Assumed inflation – mean			2.40%	1.50%

(1) As outlined in the FRS Pension Plan's Investment policy available from Funds Manage on the SBA's website at www.sbafla.com.

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Sensitivity Analysis

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the collective net pension liability of the participating employers if the discount rate was 1.00% higher or 1.00% lower than the current discount rate at June 30, 2025.

FRS Net Pension Liability

	Current		
	1% Decrease	Discount Rate	1% Increase
	5.70%	6.70%	7.70%
Charter FSU	\$ 4,522,307	\$ 2,571,004	\$ 936,375
Elementary	10,932,785	6,215,465	2,263,709
Middle	6,437,557	3,659,855	1,332,941
High	10,036,017	5,705,638	2,078,027

HIS Net Pension Liability

	Current		
	1% Decrease	Discount Rate	1% Increase
	2.65%	3.65%	4.65%
Charter FSU	\$ 1,657,753	\$ 1,456,249	\$ 1,288,969
Elementary	4,132,568	3,630,245	3,213,237
Middle	2,395,044	2,103,921	1,862,242
High	3,615,657	3,176,167	2,811,318

City of Pembroke Pines, Florida

Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Pension Expense and Deferred Outflows/(Inflows) of Resources

In accordance with GASB 68, paragraph 54 and 71, changes in the net pension liability are recognized in pension expense in the current measurement period, except as indicated below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or deferred inflows of resources using a systematic and rational method over a closed period, as defined below:

1. Differences between expected and actual experience with regard to economic and demographic factors – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees)
2. Changes of assumptions or other inputs – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees)
3. Changes in proportion and differences between contributions and proportionate share of contributions – amortized over the average expected remaining service life of all employees that are provided with pension through the pension plan (active and inactive employees)
4. Differences between expected and actual earnings on pension plan investments – amortized over five years

Employer contributions to the pension plans from employers are not included in collective pension expense; however, employee contributions are used to reduce pension expense.

The average expected remaining service life of all employees provided with pensions through the pension plans at June 30, 2025, was 5.3 years for FRS and 6.3 years for HIS. The components of collective pension expense reported in the pension allocation schedules for the fiscal year ended June 30, 2025, are presented below:

	Collective Pension Expense
FSU Elementary	\$ 570,891
Charter Elementary	1,304,778
Charter Middle	677,606
Charter High	1,234,607
Total	<u>\$ 3,787,882</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

The components of deferred outflows and inflows of resources schedules as of June 30, 2025, are presented below for each plan.

FRS Pension Plan									
	FSU Elementary		Elementary		Middle		High		
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Changes in:									
Contributions, subsequent to measurement date	\$ 418,460	\$ -	\$ 1,000,242	\$ -	\$ 644,982	\$ -	\$ 905,740	\$ -	\$ 2,969,424
Assumptions/inputs	352,380	-	851,886	-	501,617	-	782,010	-	2,487,893
Projected/actual earnings, net	-	(170,882)	-	(413,112)	-	(243,253)	-	(379,226)	(1,206,473)
Experience expected/actual	259,740	-	627,929	-	369,744	-	576,423	-	1,833,836
Change in proportion, NPL	244,139	(8,907)	511,519	(73,832)	225,745	(151,660)	679,366	(160,458)	1,265,912
	<u>\$ 1,274,719</u>	<u>\$ (179,789)</u>	<u>\$ 2,991,576</u>	<u>\$ (486,944)</u>	<u>\$ 1,742,088</u>	<u>\$ (394,913)</u>	<u>\$ 2,943,539</u>	<u>\$ (539,684)</u>	<u>\$ 7,350,592</u>

HIS Pension Plan									
	FSU Elementary		Elementary		Middle		High		
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Changes in:									
Contributions, subsequent to measurement date	\$ 92,925	\$ -	\$ 230,444	\$ -	\$ 139,622	\$ -	\$ 199,328	\$ -	\$ 662,319
Assumptions/inputs	25,772	(172,401)	64,247	(429,774)	37,234	(249,077)	56,211	(376,017)	(1,043,805)
Projected/actual earnings, net	-	(527)	-	(1,313)	-	(761)	-	(1,149)	(3,750)
Experience expected/actual	14,061	(2,796)	35,052	(6,971)	20,315	(4,040)	30,668	(6,099)	80,190
Change in proportion, NPL	166,380	(3,077)	406,611	(32,841)	86,955	(72,070)	400,237	(100,789)	851,406
	<u>\$ 299,138</u>	<u>\$ (178,801)</u>	<u>\$ 736,354</u>	<u>\$ (470,899)</u>	<u>\$ 284,126</u>	<u>\$ (325,948)</u>	<u>\$ 686,444</u>	<u>\$ (484,054)</u>	<u>\$ 546,360</u>

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Florida Retirement System (FRS) – Charter School Employees (continued)

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date, June 30, 2024, and prior to the Charter Schools' fiscal year end, June 30, 2025, will be recognized as a reduction of the net pension liability in the subsequent fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension expense will be recognized as follows:

	FSU Elementary		Elementary	
	FRS Expense	HIS Expense	FRS Expense	HIS Expense
Year ending June 30:				
2026	\$ 40,566	\$ 11,741	\$ 53,471	\$ 14,364
2027	492,094	6,176	1,163,259	6,411
2028	70,296	(8,137)	142,516	(15,476)
2029	39,264	1,547	67,808	3,188
2030	34,250	12,279	77,336	20,290
Thereafter	-	3,806	-	6,234
Total	\$ 676,470	\$ 27,412	\$ 1,504,390	\$ 35,011

	Middle		High	
	FRS Expense	HIS Expense	FRS Expense	HIS Expense
Year ending June 30:				
2026	\$ (7,484)	\$ (32,332)	\$ 98,381	\$ 14,717
2027	630,364	(34,601)	1,094,386	5,177
2028	25,823	(57,930)	135,628	(28,602)
2029	13,634	(40,884)	88,177	(16,979)
2030	39,856	(13,144)	81,543	20,015
Thereafter	-	(2,553)	-	8,734
Total	\$ 702,193	\$ (181,444)	\$ 1,498,115	\$ 3,062

Aggregate amount for all pension plans

	General Employees' Pension	Firefighters and Police Officers' Pension	Florida Retirement System/HIS	Total
Net pension assets	\$ 29,667,353	\$ -	\$ -	\$ 29,667,353
Net pension liabilities	-	205,213,936	28,518,543	233,732,479
Deferred outflows of resources	2,625,000	66,005,809	10,957,984	79,588,793
Deferred inflows of resources	12,082,800	52,186,187	3,061,032	67,330,019
Pension expense (benefit)	(7,943,752)	39,629,709	3,787,882	35,473,839

City of Pembroke Pines, Florida

**Notes to Basic Financial Statements
Fiscal Year Ended September 30, 2025**

Note 15. Municipal Employees' Retirement Pension Plans (Continued)

Defined Contribution Plans

Charter School and Early Development Center Employees

Effective July 1, 2000, the City established a defined contribution plan for employees of the Charter Schools and Early Development Centers (the Charter Schools' Plan) created in accordance with Internal Revenue Service Code Section 401(a) and Ordinance 1345 and amended by Ordinance 1401 dated April 3, 2002. If a participant separates from service and subsequently becomes employed with another unit of a state or local government, then the participant may rollover the benefits into his new employer's pension plan providing said plan permits rollovers.

At September 30, 2025, there were 18 Plan members. Effective January 1, 2002, the Charter Schools' Plan members may make voluntary after-tax contributions of up to 25% of compensation during the fiscal year. Such contributions are 100 percent vested at all times. The City's required contribution was 13.63% of the Charter School Plan member's gross salary and 5.0% for the Early Development Centers Plan members. For the year ended June 30, 2025, the City contributed \$202,994 to the Charter Schools' Plan, and the members contributed \$17,796. Provisions of the Charter Schools' Plan may be amended by the City Commission. The Charter Schools' Plan is held in a trust for the exclusive benefit of the participants and their beneficiaries. Therefore, the net assets of the Charter Schools' Plan are not included in the City's financial statements.

Effective October 1, 2006, all new hires of the City's Charter Schools are required to join the defined benefit plan of the Florida Retirement System (FRS). Existing members of the defined contribution plan were given the option to continue with their defined contribution plan or to select the FRS. The City's contribution rate to the defined contribution plan equals to the required contribution rate for the FRS. The City's Early Development Center employees remain in the original defined contribution plan with the City continuing to contribute 5.0% of covered payroll.

General Bargaining Unit Employees

Effective October 1, 2014, the City established a defined contribution plan for General bargaining-unit employees created in accordance with Internal Revenue Service Code Section 401(a) and Resolution 3456 dated May 20, 2015. At September 30, 2025, there were 160 participants. The City's required contribution was 12.0% of the non-exempt employees' base wages and 15.0% for the exempt employees' base wages. For the 2025 fiscal year, the City contributed \$1,650,778.

**Required Supplementary
Information**

(Unaudited)

City of Pembroke Pines, Florida
Required Supplementary Information
Budgetary Comparison Schedule
General Fund
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues:				
Taxes	\$ 126,264,789	\$ 126,264,789	\$ 128,549,500	\$ 2,284,711
Permits, fees and licenses	53,933,382	53,933,382	55,311,788	1,378,406
Intergovernmental revenue	21,041,470	21,969,453	20,774,885	(1,194,568)
Charges for services	45,952,154	45,952,154	46,812,842	860,688
Fines and forfeitures	419,600	419,600	855,497	435,897
Miscellaneous revenues	25,061,998	25,077,697	27,501,576	2,423,879
Total revenues	272,673,393	273,617,075	279,806,088	6,189,013
Expenditures:				
General government services:				
Administrative services	17,015,972	19,227,304	13,920,262	5,307,042
City attorney	1,375,660	1,375,660	1,371,645	4,015
City clerk	1,694,171	2,110,502	1,860,407	250,095
City manager	1,049,550	1,130,979	1,074,134	56,845
Finance	4,506,172	4,701,410	4,143,411	557,999
Human resources	775,766	797,969	630,613	167,356
Mayor and commission	939,795	1,037,664	960,286	77,378
Non-departmental	11,280,087	10,228,742	6,282,139	3,946,603
Public services	22,762,998	25,829,777	17,955,875	7,873,902
Total general government services	61,400,171	66,440,007	48,198,772	18,241,235
Public safety				
Emergency and disaster relief services	-	-	85,742	(85,742)
Fire	66,188,672	74,754,205	69,775,378	4,978,827
Police	100,184,664	103,231,743	92,847,909	10,383,834
Total public safety	166,373,336	177,985,948	162,709,029	15,276,919
Physical environment				
Public services	3,496,928	3,411,077	3,152,919	258,158
Total physical environment	3,496,928	3,411,077	3,152,919	258,158

(Continued)

City of Pembroke Pines, Florida
Required Supplementary Information
Budgetary Comparison Schedule
General Fund
Fiscal Year Ended September 30, 2025
(Continued)

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Expenditures:				
Economic environment:				
Community services	\$ 9,545,454	\$ 9,858,396	\$ 8,585,194	\$ 1,273,202
Total economic environment	9,545,454	9,858,396	8,585,194	1,273,202
Human services:				
Community services	1,483,488	1,526,952	1,178,543	348,409
Education	2,086,295	2,097,578	1,773,062	324,516
Total human services	3,569,783	3,624,530	2,951,605	672,925
Culture/recreation:				
Cultural services	2,629,592	2,659,592	2,388,747	270,845
Parks and recreation	22,803,980	32,227,889	23,376,963	8,850,926
Total culture/recreation	25,433,572	34,887,481	25,765,710	9,121,771
Debt service:				
Principal	-	-	1,830,743	(1,830,743)
Interest	-	-	132,962	(132,962)
Total debt services	-	-	1,963,705	(1,963,705)
Total expenditures	269,819,244	296,207,439	253,326,934	42,880,505
Excess (deficiency) of revenues over (under) expenditures	2,854,149	(22,590,364)	26,479,154	49,069,518
Other financing sources (uses):				
Transfers out	(2,884,149)	(3,035,531)	(2,793,803)	241,728
Proceeds from lease financing	-	-	14,941	14,941
Proceeds from subscription financing	-	-	544,053	544,053
Sale of equipment	30,000	30,000	57,360	27,360
Total other financing sources (uses)	(2,854,149)	(3,005,531)	(2,177,449)	828,082
Net change in fund balances	-	(25,595,895)	24,301,705	49,897,600
Fund balances, beginning	160,259,940	160,259,940	160,259,940	-
Fund balances, ending	\$ 160,259,940	\$ 134,664,045	\$ 184,561,645	\$ 49,897,600

See accompanying notes to the budgetary comparisons schedule.

City of Pembroke Pines, Florida

**Notes to Budgetary
Comparison Schedule
Fiscal Year September 30, 2025**

Note 1. Budgets and Budgetary Accounting

Annual budgets are legally adopted for all governmental funds other than the Broward County Transportation Surtax Fund and the Capital Projects Fund, whose budget is adopted on a project length basis. All governmental fund budgets are maintained on the modified accrual basis of accounting, consistent with accounting principles generally accepted in the United States (GAAP), except for encumbrances, which are purchase orders and contracts issued for goods or services not received at year-end.

1. No later than 60 days prior to the close of the current fiscal year, the City Manager submits to the City Commission a budget estimate of the expenditures and revenues of all City departments and divisions for the fiscal year commencing the following October 1st.
2. Two public hearings are conducted at the City's Commission Chambers, to inform the taxpayers and receive their comments. The commission-approved adopted budget is integrated into the accounting software effective October 1st. It establishes the legal authority to incur expenditures up to the appropriated amount.
3. Section 30.30(F) of the Code of Ordinances requires a majority affirmative vote of the quorum to adopt the budget, which prior to October 1st, is legally enacted through passage of an ordinance. Section 5.06 of the City Charter provides that no officer, department, or agency may legally expend or contract to expend amounts in excess of the amounts appropriated for that general classification of expenditures.
4. The City's legal level of budgetary control is at the fund level. The adopted budget may be amended as follows:
 - a. The City Manager and Finance Director approve line item adjustments within a department and between departments within the same fund.
 - b. The City Commission approves budget adjustments that transfer monies from fund to fund or interdepartmentally.
 - c. The City Commission may approve supplemental appropriations of revenues and expenditures during the year. Such changes are reflected in an amended budget ordinance, which is adopted within 60 days of the end of that fiscal year.
5. The final budget included budget transfers, supplemental appropriations and reductions, which modified the original adopted budget. The General Fund net upward adjustment to expenditure appropriations amounted to \$26,388,195 for the fiscal year ended September 30, 2025. The increase is attributable to the carryover of mainly capital items from prior year.

Note 2. Budgetary Expenditures in Excess of Appropriations

The General Fund budgetary expenditures that were in excess of appropriations for the fiscal year ended September 30, 2025, were emergency and disaster relief in connection with Hurricane Milton. The City does not budget for emergency and disaster relief services..

Note 3. Budgetary Comparison to Actual

A budgetary comparison to actual can be found under General Fund Budgetary Highlights in the Management's Discussion and Analysis.

City of Pembroke Pines, Florida
Required Supplementary Information
General Employees' Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios

Reporting period as of:	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
Measurement date as of:	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Total pension liability:										
Service cost	\$ 285,001	\$ 196,499	\$ 204,234	\$ 183,734	\$ 295,178	\$ 319,441	\$ 328,149	\$ 366,046	\$ 277,835	\$ 267,925
Interest	10,685,460	11,398,858	11,502,305	11,688,125	12,022,266	12,298,238	12,180,084	11,561,466	11,678,072	11,551,682
Benefit payments	(12,939,651)	(12,938,549)	(12,334,024)	(12,470,598)	(11,830,697)	(11,436,533)	(11,074,842)	(10,560,812)	(10,243,459)	(9,814,147)
Differences in experience	(162,506)	(464,751)	(922,219)	249,751	(768,541)	948,492	453,550	1,023,439	562,441	135
Changes in assumptions	(2,374,622)	17,127,783	61,815	5,471,715	(4,805,034)	16,358,571	-	7,170,147	13,441,392	838,952
Net change in total pension liability	(4,506,318)	15,319,840	(1,487,889)	5,122,727	(5,086,828)	18,488,209	1,886,941	9,560,286	15,716,281	2,844,547
Total pension liability/(asset) – beginning	220,293,187	204,973,347	206,461,236	201,338,509	206,425,337	187,937,128	186,050,187	176,489,901	160,773,620	157,929,073
Total pension liability/(asset) – ending	\$215,786,869	\$220,293,187	\$204,973,347	\$206,461,236	\$201,338,509	\$206,425,337	\$187,937,128	\$ 186,050,187	\$ 176,489,901	\$160,773,620
Plan fiduciary net position:										
Contributions – employer	\$ 7,500,000	\$ 9,500,343	\$ 9,500,000	\$ 7,500,000	\$ 3,500,000	\$ 10,000,000	\$ 5,500,000	\$ 2,500,068	\$ 6,500,000	\$ 9,174,902
Contributions – member	113,520	128,221	131,422	135,762	161,054	202,595	234,517	244,566	249,519	251,779
Net investment income	40,357,264	17,315,998	(36,894,597)	33,465,579	17,635,642	10,318,705	14,389,554	20,165,819	12,366,901	(1,774,130)
Benefit payments	(12,939,651)	(12,938,549)	(12,334,024)	(12,470,598)	(11,830,697)	(11,436,533)	(11,074,842)	(10,560,812)	(10,243,459)	(9,814,147)
Administrative expense	(9,600)	(5,800)	(5,550)	(5,700)	(6,800)	(11,290)	(200)	(11,280)	(1,740)	(280)
Net change in plan fiduciary net position	35,021,533	14,000,213	(39,602,749)	28,625,043	9,459,199	9,073,477	9,049,029	12,338,361	8,871,221	(2,161,876)
Plan fiduciary net position – beginning	210,432,689	196,432,476	236,035,225	207,410,182	197,950,983	188,877,506	179,828,477	167,490,116	158,618,895	160,780,771
Plan fiduciary net position – ending	\$245,454,222	\$210,432,689	\$196,432,476	\$236,035,225	\$207,410,182	\$197,950,983	\$188,877,506	\$ 179,828,477	\$ 167,490,116	\$158,618,895
Net pension liability/(asset) – ending	\$(29,667,353)	\$ 9,860,498	\$ 8,540,871	\$(29,573,989)	\$ (6,071,673)	\$ 8,474,354	\$ (940,378)	\$ 6,221,710	\$ 8,999,785	\$ 2,154,725
Plan fiduciary net position as a percentage of the total pension liability/(asset)	113.75%	95.52%	95.83%	114.32%	103.02%	95.89%	100.50%	96.66%	94.90%	98.66%
Covered payroll (1)	\$ 1,394,487	\$ 1,701,808	\$ 1,792,752	\$ 1,776,018	\$ 2,002,799	\$ 2,425,558	\$ 3,128,143	\$ 3,148,593	\$ 3,441,627	\$ 3,280,160
Net pension liability/(asset) as a percentage of covered payroll	-2127.47%	579.41%	476.41%	-1665.19%	-303.16%	349.38%	-30.06%	197.60%	261.50%	65.69%

(1) includes all active members with no adjustments

City of Pembroke Pines, Florida
Required Supplementary Information
General Employees' Pension Plan
Schedule of Employer Contributions
For the Year Ended September 30

Reporting period:	<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>	<u>2025</u>
Actuarially determined contribution	\$ 566,798	\$ 2,378,931	\$ 2,660,082	\$ 2,243,128	\$ 1,671,161	\$ 364,567	\$ 384,846	\$ 375,000	\$ 474,662	\$ 352,976
Contributions in relation to the actuarially determined contribution	6,500,000	2,500,068	5,500,000	10,000,000	3,500,000	7,500,000	9,500,000	9,500,343	7,500,000	2,625,000
Contribution Deficiency/(Excess)	<u>\$ (5,933,202)</u>	<u>\$ (121,137)</u>	<u>\$ (2,839,918)</u>	<u>\$ (7,756,872)</u>	<u>\$ (1,828,839)</u>	<u>\$ (7,135,433)</u>	<u>\$ (9,115,154)</u>	<u>\$ (9,125,343)</u>	<u>\$ (7,025,338)</u>	<u>\$ (2,272,024)</u>
Covered payroll	\$ 3,441,627	\$ 3,148,593	\$ 3,128,143	\$ 2,425,558	\$ 2,221,438	\$ 1,872,583	\$ 1,792,752	\$ 1,701,808	\$ 1,394,487	\$ 1,442,445
Contributions as a percentage of covered payroll	188.86%	79.40%	175.82%	412.28%	157.56%	400.52%	529.91%	558.25%	537.83%	181.98%
Notes to Schedule										
Measurement date	9/30/2024									
Actuarial cost method	Entry Age Cost									
Long-term rate of return on assets	5.00% (all asset class – determine based on the overall actual historical rate of return of the plan)									
Discount rate	5.00%									
Long-term inflation rate	2.40%									
Salary increase assumption	Table S-5 from actuary's pension handbook plus 2.50%									
COLA increase assumption	2.00% and 3.00% per year depending on location									
Retirement age assumption	Age 55 and 10 years of service									
Plan changes	None									
Mortality rate	Based on PubG-2010 General median base rate mortality table projected to future years with historical and assumed mortality improvement (MI) rates. Mortality Improvement (MI): MP-2018 is the improvement scale used on the 2022 State of Florida Valuation.									
Disability rate	1987 Commissioner's Group disability table, six month elimination period, male and female									
Withdrawal rate	2003 Society of Actuaries Small Plan Age Table, multiplied by 0.75									
Marital assumptions	75% married; male is 3 years older than the female									
Future employer contributions	Assumed employer contributions are equal to: • Employer Contribution is assumed to continue at 24.65% of payroll throughout the projection period. • Expenses are assumed to start at \$63,000 and grow with the inflation assumption throughout the projection period. This is the best estimate available of upcoming years' expenses.									

City of Pembroke Pines, Florida
Required Supplementary Information
City Pension Fund for Firefighters and Police Officers
Schedule of Changes in Net Pension Liability and Related Ratios

Reporting period as of: Measurement date as of:	<u>9/30/2025</u> 9/30/2024	<u>9/30/2024</u> 9/30/2023	<u>9/30/2023</u> 9/30/2022	<u>9/30/2022</u> 9/30/2021	<u>9/30/2021</u> 9/30/2020	<u>9/30/2020</u> 9/30/2019	<u>9/30/2019</u> 9/30/2018	<u>9/30/2018</u> 9/30/2017	<u>9/30/2017</u> 9/30/2016	<u>9/30/2016</u> 9/30/2015
Total pension liability:										
Service cost	\$ 9,775,808	\$ 9,450,079	\$ 9,834,890	\$ 9,832,199	\$ 9,170,806	\$ 9,460,539	\$ 9,288,146	\$ 9,212,121	\$ 9,537,905	\$ 10,619,978
Interest	84,539,875	81,192,764	77,653,204	73,320,856	69,213,834	66,491,126	62,814,379	59,453,153	56,386,139	53,285,378
Changes of benefit terms	-	-	-	-	-	-	-	-	22,338	765,470
Difference between expected and actual experience	3,926,643	7,400,355	10,245,283	8,200,941	8,829,679	6,212,714	4,956,652	1,830,547	399,811	(3,834,368)
Other	-	-	-	-	390,575	-	-	-	41,959	-
Assumption changes	7,551,262	7,335,856	21,169,543	15,816,597	(7,687,585)	6,152,407	5,779,580	5,790,909	8,511,772	-
Benefit payments, including refunds of member contributions	(52,329,831)	(46,143,839)	(42,249,585)	(38,504,065)	(36,106,324)	(34,185,981)	(32,981,866)	(30,611,666)	(29,062,537)	(27,110,856)
Net change in total pension liability	53,463,757	59,235,215	76,653,335	68,666,528	43,810,985	54,130,805	49,856,891	45,675,064	45,837,387	33,725,602
Total pension liability/(asset) – beginning	1,149,149,562	1,089,914,347	1,013,261,012	944,594,484	900,783,499	846,652,694	796,795,803	751,120,739	705,283,352	671,557,750
Total pension liability/(asset) – ending	<u>\$1,202,613,319</u>	<u>\$ 1,149,149,562</u>	<u>\$ 1,089,914,347</u>	<u>\$ 1,013,261,012</u>	<u>\$ 944,594,484</u>	<u>\$ 900,783,499</u>	<u>\$ 846,652,694</u>	<u>\$ 796,795,803</u>	<u>\$ 751,120,739</u>	<u>\$ 705,283,352</u>
Plan fiduciary net position:										
Contributions – employer	\$ 38,793,845	\$ 29,762,535	\$ 29,930,325	\$ 28,296,402	\$ 28,117,027	\$ 27,248,665	\$ 26,710,046	\$ 24,935,503	\$ 23,908,967	\$ 23,719,361
Contributions – state	4,820,823	4,122,850	2,770,539	2,681,597	2,678,889	2,978,593	2,485,959	2,420,304	2,445,532	2,470,921
Contributions – member	2,738,057	2,494,571	2,634,183	2,739,444	2,682,831	2,688,739	2,783,723	2,663,136	2,819,814	3,065,485
Net investment income	167,951,193	81,861,320	(97,917,510)	142,128,291	51,835,953	25,868,833	64,922,938	61,789,524	44,141,730	9,650,600
Benefit payments, including refunds of member contributions	(52,329,831)	(46,143,839)	(42,249,585)	(38,504,065)	(36,106,324)	(34,185,981)	(32,981,866)	(30,611,666)	(29,062,537)	(27,070,511)
Administrative expense	(1,618,123)	(1,014,565)	(877,097)	(827,418)	(723,056)	(749,211)	(627,989)	(738,354)	(627,306)	(597,262)
Other	76,329	46,815	43,755	-	-	-	35,049	8,131	26,207	72,859
Net change in plan fiduciary net position	160,432,293	71,129,687	(105,665,390)	136,514,251	48,485,320	23,849,638	63,327,860	60,466,578	43,652,407	11,311,453
Plan fiduciary net position – beginning	836,967,090	765,837,403	871,502,793	734,988,542	686,503,222	662,653,584	599,325,724	538,859,146	495,206,739	483,895,286
Plan fiduciary net position – ending	<u>\$ 997,399,383</u>	<u>\$ 836,967,090</u>	<u>\$ 765,837,403</u>	<u>\$ 871,502,793</u>	<u>\$ 734,988,542</u>	<u>\$ 686,503,222</u>	<u>\$ 662,653,584</u>	<u>\$ 599,325,724</u>	<u>\$ 538,859,146</u>	<u>\$ 495,206,739</u>
Net pension liability	\$ 205,213,936	\$ 312,182,472	\$ 324,076,944	\$ 141,758,219	\$ 209,605,942	\$ 214,280,277	\$ 183,999,110	\$ 197,470,079	\$ 212,261,593	\$ 210,076,613
Plan fiduciary net position as a percentage of the total pension liability	82.94%	72.83%	70.27%	86.01%	77.81%	76.21%	78.27%	75.22%	71.74%	70.21%
Covered payroll	\$ 37,485,011	\$ 32,250,032	\$ 31,863,439	\$ 31,923,658	\$ 30,046,447	\$ 28,868,635	\$ 28,431,363	\$ 27,697,423	\$ 27,677,991	\$ 28,313,818
Net pension liability as a percentage of covered payroll	547.46%	968.01%	1017.08%	444.05%	697.61%	742.26%	647.17%	712.95%	766.90%	741.96%

City of Pembroke Pines, Florida
Required Supplementary Information
City Pension Fund for Firefighters and Police Officers
Schedule of Employer Contributions
For the Year Ended September 30,

Reporting period:	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Actuarially determined contribution	\$26,354,499	\$ 27,355,807	\$ 29,196,004	\$30,227,258	\$ 30,795,916	\$30,977,999	\$ 32,700,864	\$33,885,385	\$ 36,114,668	\$ 38,887,453
Contributions in relation to the actuarially determined contribution	26,354,499	27,355,807	29,196,004	30,227,258	30,795,916	30,977,999	32,700,864	33,885,385	36,114,668	38,887,453
Contribution Deficiency/(Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$27,677,991	\$ 27,697,423	\$ 28,431,363	\$28,868,635	\$ 30,046,447	\$31,923,658	\$ 31,863,439	\$32,250,032	\$ 37,485,011	\$ 36,940,065
Contributions as a percentage of covered payroll	95.22%	98.77%	102.69%	104.71%	102.49%	97.04%	102.63%	105.07%	116.35%	105.27%

Notes to Schedule

Methods and assumptions used to determine contribution rates:

Measurement date	9/30/2025
Actuarial cost method	Entry Age Normal
Amortization method	Level percentage, closed
Amortization period	25 years
Asset valuation method	5-year smoothed fair value
Inflation	2.60%
Salary increases	3.5% - 8.5%
Investment rate of return	7.40%
Cost of living increases:	
Firefighters	0.0%, 1.5%, 2.0%, or 3.0%
Police	0.0%, 1.5%, 2.0%, 2.5%, or 3.0%
Mortality	For healthy participants during employment, PUB-2010 Headcount Weighted Safety Employee Female Mortality Table and Safety Below Median Employee Male Mortality Table, both set forward one year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018.
	For healthy participants post-employment, PUB-2010 Headcount Weighted Safety Healthy Retiree Female Mortality Table and Safety Below Median Healthy Retiree Male Mortality Table, both set forward one year, with fully generational mortality improvements projected to each future decrement date with Scale MP-2018.
	For disabled participants, 80% PUB-2010 Headcount Weighted General Disabled Retiree Mortality Table/20% PUB-2010 Headcount Weighted Safety Disabled Retiree Mortality Table, separate rates for makes and females, without projected mortality improvements.

City of Pembroke Pines, Florida
Required Supplementary Information
Other-Post Employment Benefit Plan
Schedule of Changes in Net OPEB Liability and Related Ratios

	<u>9/30/2025</u>	<u>9/30/2024</u>	<u>9/30/2023</u>	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>	<u>9/30/2018</u>
Measurement date as of:	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017
Total OPEB liability:								
Service Cost	\$ 1,518,007	\$ 853,813	\$ 1,152,477	\$ 1,475,688	\$ 1,450,661	\$ 1,408,542	\$ 1,375,830	\$ 1,051,493
Interest	17,690,529	13,420,874	12,695,973	12,826,901	12,794,169	12,385,846	14,591,153	10,944,615
Benefit payments	(14,626,226)	(13,500,456)	(13,129,679)	(11,242,642)	(9,768,783)	(11,192,979)	(13,753,640)	(10,035,735)
Differences in experience	(2,811)	17,790,914	6,354,719	(5,929,448)	3,663,232	(8,334,459)	20,890,751	4,928,391
Changes in assumptions	36,973,832	36,544,269	(19,161,494)	19,582,129	(11,778,163)	(3,755,732)	(11,600,799)	22,069,149
Net change in total OPEB liability	41,553,331	55,109,414	(12,088,004)	16,712,628	(3,638,884)	(9,488,782)	11,503,295	28,957,913
Total OPEB liability – beginning	223,299,680	168,190,266	180,278,270	163,565,642	167,204,526	176,693,308	165,190,013	136,232,100
Total OPEB liability – ending	<u>\$ 264,853,011</u>	<u>\$ 223,299,680</u>	<u>\$ 168,190,266</u>	<u>\$ 180,278,270</u>	<u>\$ 163,565,642</u>	<u>\$ 167,204,526</u>	<u>\$ 176,693,308</u>	<u>\$ 165,190,013</u>
Plan fiduciary net position:								
Contributions – employer	\$ 19,693,808	\$ 17,702,117	\$ 15,193,939	\$ 16,693,961	\$ 11,659,238	\$ 13,722,749	\$ 11,702,240	\$ 14,206,817
Contributions – member	1,001,987	825,091	794,455	742,359	622,506	546,754	581,044	587,859
Other contributions (Part D subsidy, Rx rebates)	226,231	197,454	220,913	205,383	860,351	531,716	185,724	-
Net investment income	26,814,245	11,951,746	(17,797,062)	19,676,728	9,455,947	4,449,042	8,447,157	8,403,953
Benefit payments	(14,626,226)	(13,500,456)	(13,129,679)	(11,242,642)	(9,768,783)	(11,192,979)	(13,753,640)	(10,035,735)
Administrative expense	(262,644)	(219,922)	(215,145)	(136,037)	(235,516)	(233,991)	(388,318)	(182,178)
Net change in plan fiduciary net position	32,847,401	16,956,030	(14,932,579)	25,939,752	12,593,743	7,823,291	6,774,207	12,980,716
Plan fiduciary net position – beginning	136,039,072	119,083,042	134,015,621	108,075,869	95,482,126	87,658,835	80,884,628	67,903,912
Plan fiduciary net position – ending	<u>\$ 168,886,473</u>	<u>\$ 136,039,072</u>	<u>\$ 119,083,042</u>	<u>\$ 134,015,621</u>	<u>\$ 108,075,869</u>	<u>\$ 95,482,126</u>	<u>\$ 87,658,835</u>	<u>\$ 80,884,628</u>
Net OPEB liability – ending	\$ 95,966,538	\$ 87,260,608	\$ 49,107,224	\$ 46,262,649	\$ 55,489,773	\$ 71,722,400	\$ 89,034,473	\$ 84,305,385
Plan fiduciary net position as a percentage of the total OPEB liability	63.77%	60.92%	70.80%	74.34%	66.07%	57.10%	49.61%	48.96%
Covered payroll (1)	\$ 130,701,691	\$ 126,434,643	\$ 114,202,978	\$ 104,014,766	\$ 101,600,953	\$ 97,678,351	\$ 94,833,350	\$ 59,252,825
Net OPEB liability as a percentage of covered payroll	73.42%	69.02%	43.00%	44.48%	54.62%	73.43%	93.89%	142.28%

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

(1) includes all active members with no adjustments

**City of Pembroke Pines, Florida
Required Supplementary Information
Other-Post Employment Benefit Plan
Schedule of Employer Contributions
For the Year Ended September 30**

Reporting period:	<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>	<u>2025</u>
Actuarially determined contribution (1)	\$ 6,147,000	\$ 9,561,443	\$ 10,384,902	\$ 10,067,044	\$ 9,248,030	\$ 7,162,911	\$ 6,510,145	\$ 6,440,000	\$ 9,831,000	\$ 11,088,000
Contributions in relation to the actuarially determined contribution	15,192,960	14,206,817	11,702,240	13,722,749	11,659,238	16,693,958	15,193,939	17,702,117	19,693,808	19,569,264
Contribution Deficiency/(Excess)	<u>\$ (9,045,960)</u>	<u>\$ (4,645,374)</u>	<u>\$ (1,317,338)</u>	<u>\$ (3,655,705)</u>	<u>\$ (2,411,208)</u>	<u>\$ (9,531,047)</u>	<u>\$ (8,683,794)</u>	<u>\$ (11,262,117)</u>	<u>\$ (9,862,808)</u>	<u>\$ (8,481,264)</u>
Covered payroll	\$ 71,845,080	\$ 59,252,828	\$ 94,833,350	\$ 97,678,351	\$ 101,600,953	\$ 104,014,766	\$ 114,202,978	\$ 126,434,643	\$ 133,296,000	\$ 130,701,691
Contributions as a percentage of covered payroll	21.15%	23.98%	12.34%	14.05%	11.48%	16.05%	13.30%	14.00%	14.77%	14.97%
Notes to Schedule	September 30, 2025									
Measurement date	Entry Age Normal based on level percentage of projected salary									
Actuarial cost method	Experience/Assumptions gains and losses are amortized over a closed period of five years, equal to the average remaining service of active and inactive plan members (those without future service remaining count as 0 years in the averaging). Investment gains and losses are amortized over a closed period of five years.									
Amortization method	The assumed number of eligible spouses is based on the current information in the census provided.									
Marriage rate	Male spouses are assumed to be three years older than female spouses.									
Spouse age	PUB-2010 headcount weighted mortality table, projected generationally using Scale MP-2021, applied on a gender-specific basis and job class basis.									
Mortality rates										
Actuarial assumptions:										
Inflation rate	2.3%									
Investment rate of return (2)	7.65%									
Projected salary increases	Ranges from 4.38 to 6.68 depending on age									
Healthcare cost trend rate (3)	7.75% initial for Pre-Medicare Medical and Prescription and stop loss fees, 6.75% initial for Medicare benefits, decreasing 0.31% each year for nine years and 0.10% thereafter until an ultimate rate of 4.0% is reached and 4.0% for administrative fees									
Post-retirement benefits increases	N/A									

(1) Prior to FY2017, the ADC was represented by the Annual Required Contribution (ARC) in accordance with GASB 45.

(2) Valuation results are developed assuming a discount rate of 8.11% determined based on the long-term yield on the investments used to finance the payment of benefits.

(3) The healthcare cost trend rate grades down every year by 0.31% for nine years and 0.1 thereafter until an ultimate rate of 4.00% is reached.

City of Pembroke Pines, Florida
Required Supplementary Information
Schedule of Annual Money Weighted Rate of Return
For the Year Ended September 30

General Employees' Pension Plan:

Fiscal year ending:	Annual Money Weighted Rate of Return
2016	-1.12%
2017	8.01%
2018	12.37%
2019	8.20%
2020	5.60%
2021	9.13%
2022	16.54%
2023	-15.99%
2024	9.07%
2025	19.67%

City Pension Fund for Firefighters and Police Officers:

Fiscal year ending:	Annual Money Weighted Rate of Return
2016	9.09%
2017	11.49%
2018	10.99%
2019	4.01%
2020	7.63%
2021	19.63%
2022	-11.33%
2023	10.81%
2024	20.31%
2025	7.67%

Other Post-Employment Benefits Plan (OPEB):

Fiscal year ending:	Annual Money Weighted Rate of Return
2017	12.10%
2018	11.40%
2019	4.90%
2020	9.70%
2021	18.0%
2022	-13.4%
2023	9.9%
2024	19.5%
2025	8.7%

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**City of Pembroke Pines Charter Schools
Required Supplementary Information
Pension Schedule
Charter Elementary School**

Florida Retirement System										
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 237,370,289	\$ 226,204,201	\$ 217,434,441	\$ 209,636,046	\$ 204,909,739	\$ 198,012,334	\$ 191,317,399	\$ 183,632,592	\$ 167,030,999	\$ 161,370,735
Plan fiduciary net position	(198,685,586)	(186,357,366)	(180,226,405)	(202,082,183)	(161,568,265)	(163,573,726)	(161,196,881)	(154,053,263)	(141,780,921)	(148,454,394)
Net pension liability	<u>\$ 38,684,703</u>	<u>\$ 39,846,835</u>	<u>\$ 37,208,036</u>	<u>\$ 7,553,863</u>	<u>\$ 43,341,474</u>	<u>\$ 34,438,608</u>	<u>\$ 30,120,518</u>	<u>\$ 29,579,329</u>	<u>\$ 25,250,078</u>	<u>\$ 12,916,341</u>
Plan fiduciary net position as a percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%
Charter Elementary Schools:										
Share of net pension liability as a percentage	0.016066983%	0.014902670%	0.015256345%	0.014587594%	0.013222129%	0.013409509%	0.013727637%	0.013577866%	0.013137343%	0.014180334%
Share of net pension liability as an amount	\$ 6,215,465	\$ 5,938,242	\$ 5,676,586	\$ 1,101,927	\$ 5,730,666	\$ 4,618,048	\$ 4,134,835	\$ 4,016,242	\$ 3,317,189	\$ 1,831,580
Covered payroll	\$ 11,767,212	\$ 10,244,447	\$ 8,828,804	\$ 8,028,361	\$ 7,212,741	\$ 7,042,033	\$ 7,957,227	\$ 7,745,300	\$ 7,520,707	\$ 7,546,090
Net pension liability as a percentage of covered payroll	52.82%	57.97%	64.30%	13.73%	79.45%	65.58%	51.96%	51.85%	44.11%	24.27%
Health Insurance Subsidy										
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 15,757,752	\$ 16,563,149	\$ 11,126,966	\$ 12,719,121	\$ 12,588,098	\$ 11,491,044	\$ 10,816,576	\$ 10,870,772	\$ 11,768,445	\$ 10,249,201
Plan fiduciary net position	(756,775)	(681,815)	(535,368)	(452,618)	(378,261)	(302,045)	(232,463)	(178,311)	(113,859)	(50,774)
Net pension liability	<u>\$ 15,000,977</u>	<u>\$ 15,881,334</u>	<u>\$ 10,591,598</u>	<u>\$ 12,266,503</u>	<u>\$ 12,209,837</u>	<u>\$ 11,188,999</u>	<u>\$ 10,584,113</u>	<u>\$ 10,692,461</u>	<u>\$ 11,654,586</u>	<u>\$ 10,198,427</u>
Plan fiduciary net position as a percentage of the total pension liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%
Charter Elementary Schools:										
Share of net pension liability as a percentage	0.024200060%	0.022086542%	0.021695585%	0.020373695%	0.020635278%	0.021056019%	0.021531224%	0.021325349%	0.021223884%	0.021143721%
Share of net pension liability as an amount	\$ 3,630,244	\$ 3,507,637	\$ 2,297,909	\$ 2,499,140	\$ 2,519,534	\$ 2,355,958	\$ 2,278,889	\$ 2,280,205	\$ 2,473,556	\$ 2,156,327
Covered payroll	\$ 11,767,212	\$ 10,244,447	\$ 8,828,804	\$ 8,028,361	\$ 7,212,741	\$ 7,042,033	\$ 7,957,227	\$ 7,745,300	\$ 7,520,707	\$ 7,546,090
Net pension liability as a percentage of covered payroll	30.85%	34.24%	26.03%	31.13%	34.93%	33.46%	28.64%	29.44%	32.89%	28.58%

Note to Schedule:

Assumptions:

1. The total pension liability for each cost-sharing defined benefit plan was determined by an actuarial valuation as of July 1, 2024, using the individual entry age actuarial cost method.
2. Inflation increases for both plans is assumed at 2.40%.
3. Payroll growth for both plans is assumed at 3.50%.
4. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%.
5. Mortality assumptions for both the FRS Pension Plan and the HIS Program were based on the PUB-2010 base table, projected generationally with Scale MP-2021.
6. The municipal bond rate (the Bond Buyer General Obligation 20-Bond Municipal Bond Index) used to determine total pension liability for HIS was 3.93%.

Benefit Types:

1. FRS pension plan's retirees receive a lifetime pension benefit with joint and survivor payment options.
2. HIS program is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at the retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

**City of Pembroke Pines Charter Schools
Required Supplementary Information
Pension Schedule
Charter Middle School**

Florida Retirement System										
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 237,370,289	\$ 226,204,201	\$ 217,434,441	\$ 209,636,046	\$ 204,909,739	\$ 198,012,334	\$ 191,317,399	\$ 183,632,592	\$ 167,030,999	\$ 161,370,735
Plan fiduciary net position	(198,685,586)	(186,357,366)	(180,226,405)	(202,082,183)	(161,568,265)	(163,573,726)	(161,196,881)	(154,053,263)	(141,780,921)	(148,454,394)
Net pension liability	\$ 38,684,703	\$ 39,846,835	\$ 37,208,036	\$ 7,553,863	\$ 43,341,474	\$ 34,438,608	\$ 30,120,518	\$ 29,579,329	\$ 25,250,078	\$ 12,916,341
Plan fiduciary net position as a percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%
Charter Middle Schools:										
Share of net pension liability as a percentage	0.009460730%	0.009090421%	0.009755973%	0.009949211%	0.008672572%	0.008387837%	0.009170693%	0.009167388%	0.008687191%	0.009774085%
Share of net pension liability as an amount	\$ 3,659,855	\$ 3,622,245	\$ 3,630,006	\$ 751,550	\$ 3,758,821	\$ 2,888,654	\$ 2,762,260	\$ 2,711,652	\$ 2,193,523	\$ 1,262,454
Covered payroll	\$ 7,042,058	\$ 5,960,910	\$ 5,459,960	\$ 5,182,179	\$ 5,125,177	\$ 4,632,343	\$ 5,606,419	\$ 5,398,562	\$ 5,357,386	\$ 5,273,513
Net pension liability as a percentage of covered payroll	51.97%	60.77%	66.48%	14.50%	73.34%	62.36%	49.27%	50.23%	40.94%	23.94%
Health Insurance Subsidy										
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 15,757,752	\$ 16,563,149	\$ 11,126,966	\$ 12,719,121	\$ 12,588,098	\$ 11,491,044	\$ 10,816,576	\$ 10,870,772	\$ 11,768,445	\$ 10,249,201
Plan fiduciary net position	(756,775)	(681,815)	(535,368)	(452,618)	(378,261)	(302,045)	(232,463)	(178,311)	(113,859)	(50,774)
Net pension liability	\$ 15,000,977	\$ 15,881,334	\$ 10,591,598	\$ 12,266,503	\$ 12,209,837	\$ 11,188,999	\$ 10,584,113	\$ 10,692,461	\$ 11,654,586	\$ 10,198,427
Plan fiduciary net position as a percentage of the total pension liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%
Charter Middle Schools:										
Share of net pension liability as a percentage	0.014025226%	0.013578821%	0.014157382%	0.014471648%	0.014047239%	0.013849723%	0.014329829%	0.014203866%	0.013636514%	0.013999520%
Share of net pension liability as an amount	\$ 2,103,921	\$ 2,156,498	\$ 1,499,493	\$ 1,775,165	\$ 1,715,145	\$ 1,549,645	\$ 1,516,685	\$ 1,518,743	\$ 1,589,279	\$ 1,427,731
Covered payroll	\$ 7,042,058	\$ 5,960,910	\$ 5,459,960	\$ 5,182,179	\$ 5,125,177	\$ 4,632,343	\$ 5,606,419	\$ 5,398,562	\$ 5,357,386	\$ 5,273,513
Net pension liability as a percentage of covered payroll	29.88%	36.18%	27.46%	34.26%	33.47%	33.45%	27.05%	28.13%	29.67%	27.07%

Note to Schedule:

Assumptions:

1. The total pension liability for each cost-sharing defined benefit plan was determined by an actuarial valuation as of July 1, 2024, using the individual entry age actuarial cost method.
2. Inflation increases for both plans is assumed at 2.40%.
3. Payroll growth for both plans is assumed at 3.50%.
4. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%.
5. Mortality assumptions for both the FRS Pension Plan and the HIS Program were based on the PUB-2010 base table, projected generationally with Scale MP-2021.
6. The municipal bond rate (the Bond Buyer General Obligation 20-Bond Municipal Bond Index) used to determine total pension liability for HIS was 3.93%.

Benefit Types:

1. FRS pension plan's retirees receive a lifetime pension benefit with joint and survivor payment options.
2. HIS program is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at the retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

**City of Pembroke Pines Charter Schools
Required Supplementary Information
Pension Schedule
Charter High School**

	Florida Retirement System									
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 237,370,289	\$ 226,204,201	\$ 217,434,441	\$ 209,636,046	\$ 204,909,739	\$ 198,012,334	\$ 191,317,399	\$ 183,632,592	\$ 167,030,999	\$ 161,370,735
Plan fiduciary net position	(198,685,586)	(186,357,366)	(180,226,405)	(202,082,183)	(161,568,265)	(163,573,726)	(161,196,881)	(154,053,263)	(141,780,921)	(148,454,394)
Net pension liability	<u>\$ 38,684,703</u>	<u>\$ 39,846,835</u>	<u>\$ 37,208,036</u>	<u>\$ 7,553,863</u>	<u>\$ 43,341,474</u>	<u>\$ 34,438,608</u>	<u>\$ 30,120,518</u>	<u>\$ 29,579,329</u>	<u>\$ 25,250,078</u>	<u>\$ 12,916,341</u>
Plan fiduciary net position as a percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%
Charter High School:										
Share of net pension liability as a percentage	0.014749080%	0.013094983%	0.013994127%	0.013363337%	0.011554431%	0.011433330%	0.011548723%	0.012016723%	0.011451996%	0.012391542%
Share of net pension liability as an amount	\$ 5,705,638	\$ 5,217,936	\$ 5,206,940	\$ 1,009,448	\$ 5,007,861	\$ 3,937,480	\$ 3,478,535	\$ 3,554,466	\$ 2,891,638	\$ 1,600,534
Covered payroll	\$ 9,971,025	\$ 8,898,846	\$ 7,627,315	\$ 7,368,647	\$ 6,822,503	\$ 6,221,975	\$ 7,140,664	\$ 6,894,012	\$ 6,648,338	\$ 6,249,677
Net pension liability as a percentage of covered payroll	57.22%	58.64%	68.27%	13.70%	73.40%	63.28%	48.71%	51.56%	43.49%	25.61%
	Health Insurance Subsidy									
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 15,757,752	\$ 16,563,149	\$ 11,126,966	\$ 12,719,121	\$ 12,588,098	\$ 11,491,044	\$ 10,816,576	\$ 10,870,772	\$ 11,768,445	\$ 10,249,201
Plan fiduciary net position	(756,775)	(681,815)	(535,368)	(452,618)	(378,261)	(302,045)	(232,463)	(178,311)	(113,859)	(50,774)
Net pension liability	<u>\$ 15,000,977</u>	<u>\$ 15,881,334</u>	<u>\$ 10,591,598</u>	<u>\$ 12,266,503</u>	<u>\$ 12,209,837</u>	<u>\$ 11,188,999</u>	<u>\$ 10,584,113</u>	<u>\$ 10,692,461</u>	<u>\$ 11,654,586</u>	<u>\$ 10,198,427</u>
Plan fiduciary net position as a percentage of the total pension liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%
Charter High School:										
Share of net pension liability as a percentage	0.021173065%	0.018910024%	0.020173943%	0.019271451%	0.018577679%	0.018604000%	0.018683750%	0.018962929%	0.018074525%	0.018101749%
Share of net pension liability as an amount	\$ 3,176,167	\$ 3,003,164	\$ 2,136,743	\$ 2,363,933	\$ 2,268,303	\$ 2,081,600	\$ 1,977,508	\$ 2,027,603	\$ 2,106,510	\$ 1,846,093
Covered payroll	\$ 9,971,025	\$ 8,898,846	\$ 7,627,315	\$ 7,368,647	\$ 6,822,503	\$ 6,221,975	\$ 7,140,664	\$ 6,894,012	\$ 6,648,338	\$ 6,249,677
Net pension liability as a percentage of covered payroll	31.85%	33.75%	28.01%	32.08%	33.25%	33.46%	27.69%	29.41%	31.68%	29.54%

Note to Schedule:

Assumptions:

1. The total pension liability for each cost-sharing defined benefit plan was determined by an actuarial valuation as of July 1, 2024, using the individual entry age actuarial cost method.
2. Inflation increases for both plans is assumed at 2.40%.
3. Payroll growth for both plans is assumed at 3.50%.
4. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%.
5. Mortality assumptions for both the FRS Pension Plan and the HIS Program were based on the PUB-2010 base table, projected generationally with Scale MP-2021.
6. The municipal bond rate (the Bond Buyer General Obligation 20-Bond Municipal Bond Index) used to determine total pension liability for HIS was 3.93%.

Benefit Types:

1. FRS pension plan's retirees receive a lifetime pension benefit with joint and survivor payment options.
2. HIS program is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at the retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

City of Pembroke Pines Charter Schools
Charter Schools
Required Supplementary Information
Schedule of Contributions

Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 3,930,567	\$ 2,974,710	\$ 2,620,578	\$ 2,241,335	\$ 1,934,235	\$ 1,574,740	\$ 1,476,624	\$ 1,413,716	\$ 1,311,513	\$ 1,191,296
Contributions in relation to the contractually required contribution	(3,930,567)	(2,974,710)	(2,620,578)	(2,241,335)	(1,934,235)	(1,574,740)	(1,476,624)	(1,413,716)	(1,311,513)	(1,191,296)
Contributions deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 28,780,295	\$ 25,104,203	\$ 21,916,079	\$ 20,579,187	\$ 19,160,421	\$ 18,485,891	\$ 17,896,351	\$ 17,896,351	\$ 20,037,874	\$ 19,526,431
Contributions as a percentage of covered payroll	13.66%	11.85%	11.96%	10.89%	10.09%	8.52%	8.25%	7.90%	6.55%	6.10%

City of Pembroke Pines, Florida
Required Supplementary Information
Pension Schedule
Charter Elementary School
Florida State University

	Florida Retirement System									
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 237,370,289	\$ 226,204,201	\$ 217,434,441	\$ 209,636,046	\$ 204,909,739	\$ 191,317,399	\$ 191,317,399	\$ 183,632,592	\$ 167,030,999	\$ 161,370,735
Plan fiduciary net position	(198,685,586)	(186,357,366)	(180,226,405)	(202,082,183)	(161,568,265)	(161,196,881)	(161,196,881)	(154,053,263)	(141,780,921)	(148,454,394)
Net pension liability	<u>\$ 38,684,703</u>	<u>\$ 39,846,835</u>	<u>\$ 37,208,036</u>	<u>\$ 7,553,863</u>	<u>\$ 43,341,474</u>	<u>\$ 30,120,518</u>	<u>\$ 30,120,518</u>	<u>\$ 29,579,329</u>	<u>\$ 25,250,078</u>	<u>\$ 12,916,341</u>
Plan fiduciary net position as a percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%	78.85%	84.26%	84.26%	83.89%	84.88%	92.00%
Florida State University Elementary:										
Share of net pension liability as a percentage	0.006646049%	0.006038997%	0.005956451%	0.006018715%	0.005244823%	0.005230315%	0.005320825%	0.005031075%	0.004659122%	0.005166942%
Share of net pension liability as an amount	\$ 2,571,004	\$ 2,406,349	\$ 2,216,279	\$ 454,645	\$ 2,273,183	\$ 1,801,248	\$ 1,602,660	\$ 1,488,158	\$ 1,176,432	\$ 667,380
Covered payroll	\$ 4,638,254	\$ 4,108,372	\$ 3,458,115	\$ 3,169,001	\$ 3,017,263	\$ 2,779,138	\$ 3,197,135	\$ 2,852,151	\$ 2,748,729	\$ 2,800,535
Net pension liability as a percentage of covered payroll	55.43%	58.57%	64.09%	14.35%	75.34%	64.81%	50.13%	52.18%	42.80%	23.83%

	Health Insurance Subsidy									
Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Florida Retirement System Plan (in thousands):										
Total pension liability	\$ 15,757,752	\$ 16,563,149	\$ 11,126,966	\$ 12,719,121	\$ 12,588,098	\$ 10,816,576	\$ 10,816,576	\$ 10,870,772	\$ 11,768,445	\$ 10,249,201
Plan fiduciary net position	(756,775)	(681,815)	(535,368)	(452,618)	(378,261)	(232,463)	(232,463)	(178,311)	(113,859)	(50,774)
Net pension liability	<u>\$ 15,000,977</u>	<u>\$ 15,881,334</u>	<u>\$ 10,591,598</u>	<u>\$ 12,266,503</u>	<u>\$ 12,209,837</u>	<u>\$ 10,584,113</u>	<u>\$ 10,584,113</u>	<u>\$ 10,692,461</u>	<u>\$ 11,654,586</u>	<u>\$ 10,198,427</u>
Plan fiduciary net position as a percentage of the total pension liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.15%	2.15%	1.64%	0.97%	0.50%
Florida State University Elementary:										
Share of net pension liability as a percentage	0.009707696%	0.008695283%	0.008576608%	0.008522783%	0.008263835%	0.008309768%	0.008401021%	0.007881519%	0.007524053%	0.007705802%
Share of net pension liability as an amount	\$ 1,456,249	\$ 1,380,927	\$ 908,400	\$ 1,045,447	\$ 1,009,001	\$ 929,780	\$ 889,174	\$ 842,728	\$ 876,897	\$ 785,871
Covered payroll	\$ 4,638,254	\$ 4,108,372	\$ 3,458,115	\$ 3,169,001	\$ 3,017,263	\$ 2,779,138	\$ 3,197,135	\$ 2,852,151	\$ 2,748,729	\$ 2,800,535
Net pension liability as a percentage of covered payroll	31.40%	33.61%	26.27%	32.99%	33.44%	33.46%	27.81%	29.55%	31.90%	28.06%

Note to Schedule:

Assumptions:

1. The total pension liability for each cost-sharing defined benefit plan was determined by an actuarial valuation as of July 1, 2024, using the individual entry age actuarial cost method.
2. Inflation increases for both plans is assumed at 2.40%.
3. Payroll growth for both plans is assumed at 3.50%.
4. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%.
5. Mortality assumptions for both the FRS Pension Plan and the HIS Program were based on the PUB-2010 base table, projected generationally with Scale MP-2021.
6. The municipal bond rate (the Bond Buyer General Obligation 20-Bond Municipal Bond Index) used to determine total pension liability for HIS was 3.93%.

Benefit Types:

1. FRS pension plan's retirees receive a lifetime pension benefit with joint and survivor payment options.
2. HIS program is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at the retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

**City of Pembroke Pines, Florida
Florida State University
Charter Elementary School
Required Supplementary Information
Schedule of Contributions**

Reporting period:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 626,380	\$ 504,801	\$ 431,168	\$ 355,051	\$ 307,262	\$ 247,140	\$ 233,455	\$ 220,019	\$ 191,139	\$ 171,032
Contributions in relation to the contractually required contribution	(626,380)	(504,801)	(431,168)	(355,051)	(307,262)	(247,140)	(233,455)	(220,019)	(191,139)	(171,032)
Contributions deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$4,638,254	\$4,108,372	\$3,458,115	\$3,169,001	\$3,017,263	\$2,868,137	\$2,779,138	\$3,197,135	\$2,852,151	\$2,748,729
Contributions as a percentage of covered payroll	13.50%	12.29%	12.47%	11.20%	10.18%	8.62%	8.40%	6.88%	6.70%	6.22%

SUPPLEMENTARY SCHEDULES

Combining and Individual Fund Statements and Schedules

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Road and Bridge Fund – To account for the receipt and disbursement of funds earmarked for the construction and maintenance of roads, bridges, sidewalks, and streetlights.

Building Services Fund – To account for the revenues generated from fees charged for the review of building plans, issuance of permits and inspections, and expenditures associated with those services to administer the City's and Florida Building Code.

Law Enforcement Grant Fund – To account for Federal funded programs:

- Victim's Advocate (Victims of Crime Act)
 - One (1) part-time victim's advocate
- Homeland Security (Urban Area Security Initiative-UASI)
 - Equipment

Police Community Service Grant – To account for Federal funded programs:

- Byrne Justice Assistant Grant
 - Equipment

State Housing Initiative Program – To account for State funds received from the Florida Housing Finance Agency. These funds are used for the following:

- Minor home repairs/weatherization
- Homeowner counseling
- Foreclosure prevention
- Emergency repair program
- Administration
- Homebuyer assistance
- Public facilities

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds (continued)

Schools chartered by Broward County School Board – To account for funds received from the Broward County School Board for the operation of elementary, middle, and high schools owned and operated by the City. The schools have a fiscal year end of June 30th.

School chartered by Florida State University – To account for funds received from Florida State University for the operation of an elementary school owned and operated by the City. The school has a fiscal year end of June 30th.

Housing and Urban Development Grant – To account for Federal funds received from the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG)
 - Home repairs/weatherization
 - Arch Barrier removal
 - Public facilities
 - Commercial revitalization
 - Administration
 - Acquisition-Rehabilitation or new construction
 - Senior Center Transportation
- HOME Investment Partnership Program (HOME)
 - Home repairs/weatherization.
- Neighborhood Stabilization Program (NSP)
 - Minor home repairs/weatherization
 - Homebuyer assistance
- Community Development Block Grant Recovery (CDBG-R)
 - Thermal storage system
- Disaster Recovery Initiative (DRI)
 - Disaster mitigation/recovery

Community Bus Program – To account for funds received from the Broward County Transit Grant to provide subsidized transportation to local residents.

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds (continued)

Older Americans Act – To account for Federal funds received from the Division of Health and Human Services, State funds received from the Department of Elder Affairs, and Local funds received from Broward County that are passed-through to the Area-wide Agency on Aging. These funds are used to provide the following:

- Premises where meals for senior citizens are served by a private company under a state contract.
- Information, counseling, and referrals.
- Weekend adult day care.
- Alzheimer's Day Care Program on Friday, Saturday, and Sunday.
- Health support services.
- Recreational activities/classes for senior citizens.
- Transportation to and from the Senior Center, doctor appointments, and grocery shopping.
- Health education, blood pressure screening, fitness, and nutrition consulting are offered by a registered nurse.

Treasury Confiscated – To account for funds and property seized or confiscated by the City's Police Department in connection with Federal Treasury forfeiture cases.

Justice Confiscated – To account for funds and property seized or confiscated by the City's Police Department in connection with Federal Justice forfeiture cases.

\$2 Police Education – To account for funds and property seized or confiscated by the City's Police Department in connection with local forfeiture cases.

FDLE (Florida Department of Law Enforcement) Confiscated – To account for funds and property seized or confiscated by the City's Police Department in connection with State forfeiture cases.

Opioid Litigation Settlement – To account for the receipt and used of Opioid Litigation Settlement proceeds received by the City as of the nationwide Opioid Settlement Agreements.

NONMAJOR GOVERNMENTAL FUNDS

Permanent Fund

Permanent Funds are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for the benefit of the government or its citizenry.

Wetland Mitigation Trust Fund – To account for funds donated by developers, which are used to maintain and administer wetlands located in the City.

City of Pembroke Pines, Florida
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2025

	Special Revenue Funds								
	Road and Bridge	Building	Law Enforcement Grant	Police Community Service Grant	State Housing Initiative Program	Schools Chartered by*			Florida State University Elementary
						Broward County School Board			
						Elementary	Middle	High	
Assets									
Pooled cash and cash equivalents	\$ 7,783,550	\$ 2,732,815	\$ -	\$ -	\$ 2,207,603	\$ 3,248,020	\$ 702,904	\$ 6,124,609	\$ 300
Franchise fees and taxes receivable	459,445	-	-	-	-	-	-	-	-
Other receivables	-	-	-	-	-	6,430	16,368	21,008	255,279
Prepaid costs	-	-	-	-	-	8,460	5,944	9,351	3,112
Due from other governments	157,446	-	415,400	23,346	24,093	3,604,237	2,283,038	4,451,002	2,545,146
Restricted pooled cash and cash equivalents	66,049	-	-	-	-	-	-	-	-
Total assets	\$ 8,466,490	\$ 2,732,815	\$ 415,400	\$ 23,346	\$ 2,231,696	\$ 6,867,147	\$ 3,008,254	\$ 10,605,970	\$ 2,803,837
Liabilities and Fund Balances									
Liabilities:									
Accounts payable and accrued liabilities	\$ 782,897	\$ 1,227,763	\$ -	\$ -	\$ 123,427	\$ 783,646	\$ 462,507	\$ 663,903	\$ 260,173
Retainage payable	48,634	-	-	-	-	-	-	-	-
Due to other funds	-	-	415,400	23,346	-	-	-	-	1,077,052
Deposits	-	-	-	-	-	271,114	178,174	629,736	73,484
Unearned revenue	-	-	-	-	2,108,269	37,022	23,328	44,533	25,081
Total liabilities	831,531	1,227,763	415,400	23,346	2,231,696	1,091,782	664,009	1,338,172	1,435,790
Deferred inflow of resources:									
Unavailable revenue - other	-	-	-	-	-	1,801,741	1,125,048	2,158,955	-
Fund balances: Nonspendable:									
Inventory and prepaid costs	-	-	-	-	-	8,460	5,944	9,351	3,112
Wetland Mitigation Trust	-	-	-	-	-	-	-	-	-
Restricted for:									
Road and sidewalks	7,634,959	-	-	-	-	-	-	-	-
Community bus program	-	-	-	-	-	-	-	-	-
Law enforcement	-	-	-	-	-	-	-	-	-
Wetland Mitigation	-	-	-	-	-	-	-	-	-
Building services	-	1,505,052	-	-	-	-	-	-	-
Economic development	-	-	-	-	-	-	-	-	-
Human services	-	-	-	-	-	-	-	-	-
Assigned to:									
Lease payments	-	-	-	-	-	3,965,164	1,213,253	7,099,492	1,364,935
Total fund balances	7,634,959	1,505,052	-	-	-	3,973,624	1,219,197	7,108,843	1,368,047
Total liabilities and fund balances	\$ 8,466,490	\$ 2,732,815	\$ 415,400	\$ 23,346	\$ 2,231,696	\$ 6,867,147	\$ 3,008,254	\$ 10,605,970	\$ 2,803,837

*As of June 30, 2025

(continued)

City of Pembroke Pines, Florida
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2025
(continued)

	Special Revenue Funds								Permanent Fund	Total Nonmajor Governmental Funds
	Housing and Urban Development Grant	Community Bus Program	Older Americans Act	Treasury Confiscated	Justice Confiscated	\$2 Police Education	FDLE Confiscated	Opioid Litigation Settlement	Wetland Mitigation Trust Fund	
Assets										
Pooled cash and cash equivalents	\$ 187,496	\$ 808,621	\$ -	\$ 617,017	\$ 511,500	\$ 84,281	\$ 1,661,473	\$ 451,519	\$ -	\$ 27,121,708
Franchise fees and taxes receivable	-	-	-	-	-	-	-	-	-	459,445
Other receivables	-	-	-	-	-	-	-	1,142,598	-	1,441,683
Prepaid costs	-	-	-	-	-	-	-	-	-	26,867
Due from other governments	362,732	-	129,462	-	-	-	-	-	-	13,995,902
Restricted pooled cash and cash equivalents	-	-	-	-	-	-	-	-	761,959	828,008
Total assets	\$ 550,228	\$ 808,621	\$ 129,462	\$ 617,017	\$ 511,500	\$ 84,281	\$ 1,661,473	\$ 1,594,117	\$ 761,959	\$ 43,873,613
Liabilities and Fund Balances										
Liabilities:										
Accounts payable and accrued liabilities	\$ 60	\$ 35,321	\$ 47,398	\$ -	\$ -	\$ -	\$ 4,724	\$ -	\$ 1,250	\$ 4,393,069
Retainage payable	75,050	-	-	-	-	-	-	-	-	123,684
Due to other funds	-	643,582	72,241	-	-	-	-	-	-	2,231,621
Deposits	-	-	-	-	-	-	277,748	-	-	1,430,256
Unearned revenue	438,373	-	-	-	-	-	-	-	-	2,676,606
Total liabilities	513,483	678,903	119,639	-	-	-	282,472	-	1,250	10,855,236
Deferred inflow of resources:										
Unavailable revenue - other	-	-	-	-	-	-	-	1,142,598	-	6,228,342
Fund balances: Nonspendable:										
Inventory and prepaid costs	-	-	-	-	-	-	-	-	-	26,867
Wetland Mitigation Trust	-	-	-	-	-	-	-	-	452,080	452,080
Restricted for:										
Road and sidewalks	-	-	-	-	-	-	-	-	-	7,634,959
Community bus program	-	129,718	-	-	-	-	-	-	-	129,718
Law enforcement	-	-	-	617,017	511,500	84,281	1,379,001	451,519	-	3,043,318
Economic development	36,745	-	-	-	-	-	-	-	-	36,745
Wetland Mitigation	-	-	-	-	-	-	-	-	308,629	308,629
Building services	-	-	-	-	-	-	-	-	-	1,505,052
Human services	-	-	9,823	-	-	-	-	-	-	9,823
Assigned to:										
Lease payments	-	-	-	-	-	-	-	-	-	13,642,844
Total fund balances	36,745	129,718	9,823	617,017	511,500	84,281	1,379,001	451,519	760,709	26,790,035
Total liabilities and fund balances	\$ 550,228	\$ 808,621	\$ 129,462	\$ 617,017	\$ 511,500	\$ 84,281	\$ 1,661,473	\$ 1,594,117	\$ 761,959	\$ 43,873,613

City of Pembroke Pines, Florida
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds								
	Road and Bridge	Building	Law Enforcement Grant	Police Community Service Grant	State Housing Initiative Program	Schools Chartered by*			Florida State University Elementary
						Broward County School Board			
						Elementary	Middle	High	
Revenues:									
Taxes	\$ 2,818,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	2,109,353	10,488,555	-	-	-	-	-	-	-
Intergovernmental	1,646,783	-	550,469	23,346	1,426,701	25,991,301	16,986,098	30,603,403	8,126,788
Charges for services	-	449,535	-	-	-	1,969,735	534,702	827,369	736,794
Fines and forfeitures	-	-	-	-	-	-	-	-	-
Investment income	348,236	103,001	-	-	-	144,464	35,504	218,686	3,850
Contributions	545,000	-	-	-	-	17,902	1,778	1,793	551,168
Rental revenue	-	-	-	-	-	128,794	308,588	314,976	25,300
Other	280,323	-	-	-	-	12,516	7,602	12,509	4,164
Total revenues	7,748,081	11,041,091	550,469	23,346	1,426,701	28,264,712	17,874,272	31,978,736	9,448,064
Expenditures:									
Current									
Public safety	-	10,450,603	177,010	23,346	-	-	-	-	-
Physical environment	-	-	-	-	-	-	-	-	-
Transportation	7,789,475	-	-	-	-	-	-	-	-
Economic environment	-	-	-	-	1,326,836	-	-	-	-
Human services	-	-	-	-	99,865	24,558,156	16,303,117	23,719,583	10,350,906
Debt Services									
Principal	-	-	-	-	-	1,923,048	902,665	2,840,823	243,556
Interest	-	-	-	-	-	106,767	51,909	129,233	45,741
Capital Outlay									
Public safety	-	-	373,459	-	-	-	-	-	-
Transportation	1,169,545	-	-	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-	-
Human services	-	-	-	-	-	27,996	15,995	36,268	16,884
Total expenditures	8,959,020	10,450,603	550,469	23,346	1,426,701	26,615,967	17,273,686	26,725,907	10,657,087
Excess (deficiency) of revenues over (under) expenditures	(1,210,939)	590,488	-	-	-	1,648,745	600,586	5,252,829	(1,209,023)
Other financing sources (uses):									
Transfers in	1,400,000	-	-	-	-	-	471,000	-	-
Transfers out	(365,035)	-	-	-	-	-	-	(471,000)	-
Issuance of subscription financing	-	-	-	-	-	-	-	-	12,156
Total other financing sources (uses)	1,034,965	-	-	-	-	-	471,000	(471,000)	12,156
Net change in fund balances	(175,974)	590,488	-	-	-	1,648,745	1,071,586	4,781,829	(1,196,867)
Fund balances, beginning	7,810,933	914,564	-	-	-	2,324,879	147,611	2,327,014	2,564,914
Fund balances, ending	\$ 7,634,959	\$ 1,505,052	\$ -	\$ -	\$ -	\$ 3,973,624	\$ 1,219,197	\$ 7,108,843	\$ 1,368,047

*As of June 30, 2025

(continued)

City of Pembroke Pines, Florida
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
September 30, 2025
(continued)

	Special Revenue Funds							Permanent Fund	Total Nonmajor Governmental Funds
	Housing and Urban Development Grant	Community Bus Program	Older Americans Act	Treasury Confiscated	Justice Confiscated	\$2 Police Education	FDLE Confiscated	Opioid Litigation Settlement	Wetland Mitigation Trust Fund
Revenues:									
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,818,386
Permits, fees and licenses	-	-	-	-	-	-	-	-	12,597,908
Intergovernmental	1,409,342	1,523,715	724,136	-	-	-	-	-	89,012,082
Charges for services	-	-	-	-	-	-	-	-	4,518,135
Fines and forfeitures	-	-	-	-	-	25,746	-	-	25,746
Investment income	22,168	-	-	27,662	22,931	3,529	74,305	-	1,038,885
Contributions	-	-	-	-	-	-	-	-	1,117,641
Rental revenue	-	-	-	-	-	-	-	-	777,658
Other	-	-	2,721	-	-	-	-	451,519	771,354
Total revenues	1,431,510	1,523,715	726,857	27,662	22,931	29,275	74,305	451,519	112,677,795
Expenditures:									
Current									
Public safety	-	-	-	-	-	39,000	29,537	-	10,719,496
Physical environment	-	-	-	-	-	-	-	-	16,605
Transportation	167,740	1,636,252	-	-	-	-	-	-	9,593,467
Economic environment	589,200	-	-	-	-	-	-	-	1,916,036
Human services	-	-	1,420,522	-	-	-	-	-	76,452,149
Debt Services									
Principal	-	-	-	-	-	-	-	-	5,910,092
Interest	-	-	-	-	-	-	-	-	333,650
Capital Outlay									
Public safety	-	-	-	-	-	-	-	-	373,459
Transportation	-	961,744	-	-	-	-	-	-	2,131,289
Economic environment	652,403	-	-	-	-	-	-	-	652,403
Human services	-	-	-	-	-	-	-	-	97,143
Total expenditures	1,409,343	2,597,996	1,420,522	-	-	39,000	29,537	-	108,195,789
Excess (deficiency) of revenues over (under) expenditures	22,167	(1,074,281)	(693,665)	27,662	22,931	(9,725)	44,768	451,519	4,482,006
Other financing sources (uses):									
Transfers in	-	965,173	693,665	-	-	-	-	-	3,529,838
Transfers out	-	-	-	-	-	-	-	-	(836,035)
Issuance of subscription financing	-	-	-	-	-	-	-	-	12,156
Total other financing sources (uses)	-	965,173	693,665	-	-	-	-	-	2,705,959
Net change in fund balances	22,167	(109,108)	-	27,662	22,931	(9,725)	44,768	451,519	7,187,965
Fund balances, beginning	14,578	238,826	9,823	589,355	488,569	94,006	1,334,233	-	19,602,070
Fund balances, ending	\$ 36,745	\$ 129,718	\$ 9,823	\$ 617,017	\$ 511,500	\$ 84,281	\$ 1,379,001	\$ 451,519	\$ 26,790,035

SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL

- **Debt Service Fund**

- **Nonmajor Governmental Funds:**

- Road and Bridge Fund
- Building Services Fund
- Law Enforcement Grant
- Police Community Service Grant
- State Housing Initiative Program
- Elementary Schools Chartered by Broward County School Board
- Middle Schools Chartered by Broward County School Board
- High School Chartered by Broward County School Board
- Elementary School chartered by Florida State University
- Housing and Urban Development Grant
- Community Bus Program
- Older Americans Act
- Treasury Confiscated
- Justice Confiscated
- \$2 Police Education
- FDLE Confiscated
- Opioid Litigation Settlement
- Wetland Mitigation Trust Fund

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Debt Service Fund
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes:				
Property taxes	\$ 5,757,152	\$ 5,757,152	\$ 5,774,905	\$ 17,753
Utility taxes	1,232,249	1,232,249	1,165,797	(66,452)
Communications services tax	4,813,000	4,813,000	4,741,658	(71,342)
Permits, fees and licenses	733,666	733,666	716,928	(16,738)
Investment income	202,000	202,000	572,206	370,206
Rental revenue	11,596,970	11,596,970	11,359,978	(236,992)
Total revenues	24,335,037	24,335,037	24,331,472	(3,565)
Expenditures				
Debt Service:				
Principal	14,674,300	14,674,300	14,674,300	-
Interest	9,373,585	9,373,585	9,373,584	(1)
Other debt service costs	-	240,000	327,830	87,830
Total expenditures	24,047,885	24,287,885	24,375,714	87,829
Excess of revenues over expenditures	287,152	47,152	(44,242)	(91,394)
Refunding bonds issued	-	44,890,000	44,890,000	-
Premium on refunding bonds issued	-	5,130,000	5,063,802	(66,198)
Payment to refunded bond escrow agent	-	(49,780,000)	(49,774,885)	5,115
Total other financing sources	-	240,000	178,917	
Net change in fund balances	287,152	287,152	134,675	(91,394)
Fund balances, beginning	12,415,400	12,415,400	12,415,400	-
Fund balances, ending	\$ 12,702,552	\$ 12,702,552	\$ 12,550,075	\$ (91,394)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	Road and Bridge Fund				Building Services Fund			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ 2,906,000	\$ 2,906,000	\$ 2,818,386	\$ (87,614)	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	2,007,000	2,007,000	2,109,353	102,353	7,920,000	10,020,000	10,488,555	468,555
Intergovernmental	2,004,000	2,205,995	1,646,783	(559,212)	-	-	-	-
Charges for services	-	-	-	-	375,000	375,000	449,535	74,535
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income	345,000	345,000	348,236	3,236	60,000	60,000	103,001	43,001
Contributions	-	-	545,000	545,000	-	-	-	-
Rental revenue	-	-	-	-	-	-	-	-
Other	267,557	267,557	280,323	12,766	-	-	-	-
Total revenues	7,529,557	7,731,552	7,748,081	16,529	8,355,000	10,455,000	11,041,091	586,091
Expenditures:								
Public safety	-	-	-	-	8,355,000	10,455,000	10,450,603	4,397
Transportation	10,110,309	15,262,952	8,959,020	6,303,932	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-
Human services	-	-	-	-	-	-	-	-
Total expenditures	10,110,309	15,262,952	8,959,020	6,303,932	8,355,000	10,455,000	10,450,603	4,397
Excess (deficiency) of revenues over (under) expenditures	(2,580,752)	(7,531,400)	(1,210,939)	6,320,461	-	-	590,488	590,488
Other financing sources (uses):								
Transfers in	1,400,000	1,400,000	1,400,000	-	-	-	-	-
Transfers out	(504,726)	(473,686)	(365,035)	108,651	-	-	-	-
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	895,274	926,314	1,034,965	108,651	-	-	-	-
Net change in fund balances	(1,685,478)	(6,605,086)	(175,974)	6,429,112	-	-	590,488	590,488
Fund balances, beginning	7,810,933	7,810,933	7,810,933	-	914,564	914,564	914,564	-
Fund balances, ending	\$ 6,125,455	\$ 1,205,847	\$ 7,634,959	\$ 6,429,112	\$ 914,564	\$ 914,564	\$ 1,505,052	\$ 590,488

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

Special Revenue Funds				
Law Enforcement				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-
Intergovernmental	23,511	557,815	550,469	(7,346)
Charges for services	-	-	-	-
Fines and forfeitures	-	-	-	-
Investment income	-	-	-	-
Contributions	-	-	-	-
Rental revenue	-	-	-	-
Other	-	-	-	-
Total revenues	23,511	557,815	550,469	(7,346)
Expenditures:				
Public safety	23,511	557,815	550,469	7,346
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Total expenditures	23,511	557,815	550,469	7,346
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Proceeds from subscription financing	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	-	-	-	-
Fund balances, beginning	-	-	-	-
Fund balances, ending	\$ -	\$ -	\$ -	\$ -

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	State Housing Initiative Program				Elementary Schools Chartered by Broward County School Board*			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	1,965,381	4,551,771	1,426,701	(3,125,070)	22,965,924	24,328,524	25,991,301	1,662,777
Charges for services	-	-	-	-	1,863,801	1,881,266	1,969,735	88,469
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income (loss)	-	-	-	-	-	-	144,464	144,464
Contributions	-	-	-	-	198,533	229,098	17,902	(211,196)
Rental revenue	-	-	-	-	98,821	98,821	128,794	29,973
Other	-	-	-	-	1,033,066	179,974	12,516	(167,458)
Total revenues	1,965,381	4,551,771	1,426,701	(3,125,070)	26,160,145	26,717,683	28,264,712	1,547,029
Expenditures:								
Public safety	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-
Economic environment	1,768,843	4,432,487	1,326,836	3,105,651	-	-	-	-
Human services	196,538	119,284	99,865	19,419	26,160,145	26,717,683	26,615,967	101,716
Total expenditures	1,965,381	4,551,771	1,426,701	3,125,070	26,160,145	26,717,683	26,615,967	101,716
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-	-	-	1,648,745	1,648,745
Other financing sources (uses):								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-
Net change in fund balances	-	-	-	-	-	-	1,648,745	1,648,745
Fund balances, beginning	-	-	-	-	2,324,879	2,324,879	2,324,879	-
Fund balances, ending	\$ -	\$ -	\$ -	\$ -	\$ 2,324,879	\$ 2,324,879	\$ 3,973,624	\$ 1,648,745

*As of June 30, 2025

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

Special Revenue Funds								
Middle Schools Chartered by Broward County School Board*					High School Chartered by Broward County School Board*			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	14,737,963	15,561,806	16,986,098	1,424,292	24,547,278	25,273,192	30,603,403	5,330,211
Charges for services	544,129	544,129	534,702	(9,427)	802,856	802,856	827,369	24,513
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income	500	500	35,504	35,004	5,000	5,000	218,686	213,686
Contributions	139,493	142,870	1,778	(141,092)	219,433	220,933	1,793	(219,140)
Rental revenue	311,040	311,040	308,588	(2,452)	268,636	268,636	314,976	46,340
Other	560,471	9,229	7,602	(1,627)	1,567,260	653,151	12,509	(640,642)
Total revenues	16,293,596	16,569,574	17,874,272	1,304,698	27,410,463	27,223,768	31,978,736	4,754,968
Expenditures:								
Public safety	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-
Human services	17,179,871	17,455,849	17,273,686	182,163	26,756,177	26,569,482	26,725,907	(156,425)
Total expenditures	17,179,871	17,455,849	17,273,686	182,163	26,756,177	26,569,482	26,725,907	(156,425)
Excess (deficiency) of revenues over (under) expenditures	(886,275)	(886,275)	600,586	1,486,861	654,286	654,286	5,252,829	4,598,543
Other financing sources (uses):								
Transfers in	886,275	886,275	471,000	(415,275)	-	-	-	-
Transfers out	-	-	-	-	(654,286)	(654,286)	(471,000)	(183,286)
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	886,275	886,275	471,000	(415,275)	(654,286)	(654,286)	(471,000)	(183,286)
Net change in fund balances	-	-	1,071,586	1,071,586	-	-	4,781,829	4,781,829
Fund balances, beginning	147,611	147,611	147,611	-	2,327,014	2,327,014	2,327,014	-
Fund balances, ending	\$ 147,611	\$ 147,611	\$ 1,219,197	\$ 1,071,586	\$ 2,327,014	\$ 2,327,014	\$ 7,108,843	\$ 4,781,829

*As of June 30, 2025

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	Elementary School Chartered by Florida State University*				Housing and Urban Development Grant			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	8,056,664	8,284,348	8,126,788	(157,560)	1,108,642	5,206,976	1,409,342	(3,797,634)
Charges for services	816,996	816,996	736,794	(80,202)	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income	114,910	114,910	3,850	(111,060)	-	-	22,168	22,168
Contributions	73,041	413,087	551,168	138,081	-	-	-	-
Rental revenue	34,090	34,090	25,300	(8,790)	-	-	-	-
Other	1,162,452	1,024,245	4,164	(1,020,081)	-	-	-	-
Total revenues	10,258,153	10,687,676	9,448,064	(1,239,612)	1,108,642	5,206,976	1,431,510	(3,775,466)
Expenditures:								
Public safety	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	166,296	167,739	167,740	(1)
Economic environment	-	-	-	-	942,346	5,039,237	1,241,603	3,797,634
Human services	10,258,153	10,704,937	10,657,087	47,850	-	-	-	-
Total expenditures	10,258,153	10,704,937	10,657,087	47,850	1,108,642	5,206,976	1,409,343	3,797,633
Excess (deficiency) of revenues over (under) expenditures	-	(17,261)	(1,209,023)	(1,191,762)	-	-	22,167	22,167
Other financing sources (uses):								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Proceeds from subscription financing	-	-	12,156	12,156	-	-	-	-
Total other financing sources (uses)	-	-	12,156	12,156	-	-	-	-
Net change in fund balances	-	(17,261)	(1,196,867)	(1,179,606)	-	-	22,167	22,167
Fund balances, beginning	2,564,914	2,564,914	2,564,914	-	14,578	14,578	14,578	-
Fund balances, ending	\$ 2,564,914	\$ 2,547,653	\$ 1,368,047	\$ (1,179,606)	\$ 14,578	\$ 14,578	\$ 36,745	\$ 22,167

*As of June 30, 2025

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	Community Bus Program				Older Americans Act			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	608,302	1,882,801	1,523,715	(359,086)	773,499	773,499	724,136	(49,363)
Charges for services	-	-	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-
Rental revenue	-	-	-	-	-	-	-	-
Other	-	-	-	-	2,500	2,500	2,721	221
Total revenues	608,302	1,882,801	1,523,715	(359,086)	775,999	775,999	726,857	(49,142)
Expenditures:								
Public safety	-	-	-	-	-	-	-	-
Transportation	1,444,124	3,053,965	2,597,996	455,969	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-
Human services	-	-	-	-	1,651,474	1,436,474	1,420,522	15,952
Total expenditures	1,444,124	3,053,965	2,597,996	455,969	1,651,474	1,436,474	1,420,522	15,952
Excess (deficiency) of revenues over (under) expenditures	(835,822)	(1,171,164)	(1,074,281)	96,883	(875,475)	(660,475)	(693,665)	(33,190)
Other financing sources (uses):								
Transfers in	835,822	1,171,164	965,173	(205,991)	875,475	660,475	693,665	33,190
Transfers out	-	-	-	-	-	-	-	-
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	835,822	1,171,164	965,173	(205,991)	875,475	660,475	693,665	33,190
Net change in fund balances	-	-	(109,108)	(109,108)	-	-	-	-
Fund balances, beginning	238,826	238,826	238,826	-	9,823	9,823	9,823	-
Fund balances, ending	\$ 238,826	\$ 238,826	\$ 129,718	\$ (109,108)	\$ 9,823	\$ 9,823	\$ 9,823	\$ -

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	Treasury Confiscated				Justice Confiscated			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final			Original	Final		
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-	-	-
Investment income	23,000	23,000	27,662	4,662	19,000	19,000	22,931	3,931
Contributions	-	-	-	-	-	-	-	-
Rental revenue	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total revenues	23,000	23,000	27,662	4,662	19,000	19,000	22,931	3,931
Expenditures:								
Public safety	23,000	23,000	-	23,000	19,000	19,000	-	19,000
Transportation	-	-	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-
Human services	-	-	-	-	-	-	-	-
Total expenditures	23,000	23,000	-	23,000	19,000	19,000	-	19,000
Excess (deficiency) of revenues over (under) expenditures	-	-	27,662	27,662	-	-	22,931	22,931
Other financing sources (uses):								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-
Net change in fund balances	-	-	27,662	27,662	-	-	22,931	22,931
Fund balances, beginning	589,355	589,355	589,355	-	488,569	488,569	488,569	-
Fund balances, ending	\$ 589,355	\$ 589,355	\$ 617,017	\$ 27,662	\$ 488,569	\$ 488,569	\$ 511,500	\$ 22,931

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

	Special Revenue Funds							
	\$2 Police Education				FDLE Confiscated			
	Budgeted Amounts			Variance with Final	Budgeted Amounts			Variance with Final
	Original	Final	Actual Amounts	Budget	Original	Final	Actual Amounts	Budget
Revenues:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-	-	-
Fines and forfeitures	16,117	16,117	25,746	9,629	-	-	-	-
Investment income	3,000	3,000	3,529	529	61,000	61,000	74,305	13,305
Contributions	-	-	-	-	-	-	-	-
Rental revenue	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total revenues	19,117	19,117	29,275	10,158	61,000	61,000	74,305	13,305
Expenditures:								
Public safety	19,117	19,117	39,000	(19,883)	61,000	61,000	29,537	31,463
Transportation	-	-	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-	-	-
Human services	-	-	-	-	-	-	-	-
Total expenditures	19,117	19,117	39,000	(19,883)	61,000	61,000	29,537	31,463
Excess (deficiency) of revenues over (under) expenditures	-	-	(9,725)	(9,725)	-	-	44,768	44,768
Other financing sources (uses):								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Proceeds from subscription financing	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	-
Net change in fund balances	-	-	(9,725)	(9,725)	-	-	44,768	44,768
Fund balances, beginning	94,006	94,006	94,006	-	1,334,233	1,334,233	1,334,233	-
Fund balances, ending	\$ 94,006	\$ 94,006	\$ 84,281	\$ (9,725)	\$ 1,334,233	\$ 1,334,233	\$ 1,379,001	\$ 44,768

(continued)

City of Pembroke Pines, Florida
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual
Nonmajor Governmental Funds
Fiscal Year Ended September 30, 2025

Permanent Fund				
Wetland Mitigation Trust Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive
	Original	Final		
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Permits, fees and licenses	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Fines and forfeitures	-	-	-	-
Investment income	29,000	29,000	34,549	5,549
Contributions	-	-	-	-
Rental revenue	-	-	-	-
Other	-	-	-	-
Total revenues	<u>29,000</u>	<u>29,000</u>	<u>34,549</u>	<u>5,549</u>
Expenditures:				
General government	-	-	-	-
Public safety	-	-	-	-
Physical Environment	29,000	29,000	16,605	12,395
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Total expenditures	<u>29,000</u>	<u>29,000</u>	<u>16,605</u>	<u>12,395</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>17,944</u>	<u>17,944</u>
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Proceeds from subscription financing	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	-	-	17,944	17,944
Fund balances, beginning	<u>742,765</u>	<u>742,765</u>	<u>742,765</u>	<u>-</u>
Fund balances, ending	<u><u>\$ 742,765</u></u>	<u><u>\$ 742,765</u></u>	<u><u>\$ 760,709</u></u>	<u><u>\$ 17,944</u></u>

FIDUCIARY FUND TYPES

**PENSION and OTHER POST-EMPLOYMENT BENEFITS
(OPEB) TRUST FUNDS**

PENSION and OTHER POST-EMPLOYMENT BENEFITS (OPEB) TRUST FUNDS

Employees Retirement Funds - To account for the accumulation of resources to be used for retirement benefits to the City's General Employees and Firefighters and Police Officers. Resources are contributed by employees at rates fixed by law and by the City at amounts determined by annual actuarial valuations.

Other Post-Employment Benefits (OPEB) Fund - To account for the accumulation of resources to be used for retiree health and life insurance benefits. Resources are contributed by retirees based on hire date, retirement date, and employee group and by the City at amounts determined by annual actuarial valuations.

City of Pembroke Pines, Florida
Combining Statement of Net Position
Fiduciary Funds
September 30, 2025

	General Employees' Pension	Firefighters and Police Officers Pension	Other Post- Employment Benefits	Totals
Assets				
Cash and short term investments	\$ -	\$ 27,975,512	\$ 2,696,777	\$ 30,672,289
Accrued interest investment income	-	860,887	-	860,887
DROP loans receivable	-	2,424,680	-	2,424,680
Contribution receivable	-	111,130	7,000,000	7,111,130
Investments, at fair value				
U.S. Government securities	-	32,814,819	-	32,814,819
Corporate bonds	-	47,784,255	-	47,784,255
Municipal bonds	-	3,433,475	-	3,433,475
Asset backed securities	-	27,118,439	-	27,118,439
Domestic stocks	-	258,685,664	-	258,685,664
International stocks	-	5,395,233	-	5,395,233
Domestic equity funds	-	353,847,678	-	353,847,678
International equity funds	-	103,975,470	-	103,975,470
Real estate funds	-	66,459,522	-	66,459,522
Timber funds	-	24,466,865	-	24,466,865
Farmland funds	-	32,656,933	-	32,656,933
Mutual funds	246,906,936	74,419,272	180,920,034	502,246,242
Total investments	246,906,936	1,031,057,625	180,920,034	1,458,884,595
Capital assets, being depreciated, net	-	1,130,518	-	1,130,518
Total assets	246,906,936	1,063,560,352	190,616,811	1,501,084,099
Liabilities				
Accounts payable	-	553,810	154,093	707,903
Reserve for health insurance claims	-	-	779,356	779,356
Total liabilities	-	553,810	933,449	1,487,259
Net Position				
Net position restricted for benefits	\$ 246,906,936	\$ 1,063,006,542	\$ 189,683,362	\$ 1,499,596,840

City of Pembroke Pines, Florida
Combining Statement of Changes in Net Position
Fiduciary Funds
Fiscal Year Ended September 30, 2025

	General Employees' Pension	Firefighters and Police Officers Pension	Other Post- Employment Benefits	Totals
Additions				
Contributions:				
Plan members	\$ 111,685	\$ 2,665,944	\$ 1,051,867	\$ 3,829,496
Employer	2,625,000	38,112,521	19,569,264	60,306,785
Chapter 175 and 185	-	5,073,046	-	5,073,046
Total contributions	<u>2,736,685</u>	<u>45,851,511</u>	<u>20,621,131</u>	<u>69,209,327</u>
Investment income:				
Net appreciations in fair value of investments	11,852,251	71,392,484	15,717,656	98,962,391
Investment income	-	8,462,989	14,734	8,477,723
Less investment expenses	63,858	4,297,449	717,122	5,078,429
Net investment income	<u>11,788,393</u>	<u>75,558,024</u>	<u>15,015,268</u>	<u>102,361,685</u>
Other additions:				
Specific stop loss and medical claims recovery	-	-	947,187	947,187
Other income	-	19,704	-	19,704
Total other additions	<u>-</u>	<u>19,704</u>	<u>947,187</u>	<u>966,891</u>
Total additions	<u>14,525,078</u>	<u>121,429,239</u>	<u>36,583,586</u>	<u>172,537,903</u>
Deductions				
Benefit payments and insurance premiums	13,050,364	43,579,537	15,528,265	72,158,166
DROP distributions	-	10,424,906	-	10,424,906
Refunds of contributions	-	106,127	-	106,127
Administrative expenses	22,000	1,711,510	258,267	1,991,777
Total deductions	<u>13,072,364</u>	<u>55,822,080</u>	<u>15,786,532</u>	<u>84,680,976</u>
Change in net position	1,452,714	65,607,159	20,797,054	87,856,927
Net position, beginning	<u>245,454,222</u>	<u>997,399,383</u>	<u>168,886,308</u>	<u>1,411,739,913</u>
Net position, ending	<u>\$ 246,906,936</u>	<u>\$ 1,063,006,542</u>	<u>\$ 189,683,362</u>	<u>\$ 1,499,596,840</u>



STATISTICAL SECTION (UNAUDITED)

- 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 most significant local revenue source, the property tax.
- 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 trend 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.
- Other Information

City of Pembroke Pines, Florida
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year	<u>2016</u>	<u>2017 (1)</u>	<u>2018</u>	<u>2019 (2)</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Governmental activities										
Net invested in capital assets	\$ 122,925,559	\$ 151,177,610	\$ 158,778,013	\$ 151,680,283	\$ 153,605,639	\$ 155,997,708	\$ 157,369,699	\$ 184,123,777	\$ 176,204,609	\$ 180,817,640
Restricted	22,061,419	16,111,639	17,536,425	20,216,558	20,189,558	20,402,571	21,293,413	20,033,677	21,727,483	22,632,198
Unrestricted	(175,580,464)	(239,753,033)	(230,440,848)	(197,669,376)	(195,556,986)	(159,613,968)	(106,060,128)	(99,473,520)	(97,649,290)	(56,393,296)
Total governmental activities net position	<u>\$ (30,593,486)</u>	<u>\$ (72,463,784)</u>	<u>\$ (54,126,410)</u>	<u>\$ (25,772,535)</u>	<u>\$ (21,761,789)</u>	<u>\$ 16,786,311</u>	<u>\$ 72,602,984</u>	<u>\$ 104,683,934</u>	<u>\$ 100,282,802</u>	<u>\$ 147,056,542</u>
Business-type activities										
Net invested in capital assets	\$ 148,395,164	\$ 148,314,875	\$ 152,998,320	\$ 156,517,943	\$ 160,492,109	\$ 164,224,194	\$ 171,280,530	\$ 178,732,530	\$ 180,681,153	\$ 197,054,960
Restricted	759,702	775,231	798,951	827,105	848,383	864,580	881,074	931,092	984,955	1,034,718
Unrestricted	77,361,508	68,138,649	75,980,326	87,623,941	86,375,549	85,834,218	87,154,555	84,555,073	93,018,106	98,759,539
Total business-type activities net position	<u>\$ 226,516,374</u>	<u>\$ 217,228,755</u>	<u>\$ 229,777,597</u>	<u>\$ 244,968,989</u>	<u>\$ 247,716,041</u>	<u>\$ 250,922,992</u>	<u>\$ 259,316,159</u>	<u>\$ 264,218,695</u>	<u>\$ 274,684,214</u>	<u>\$ 296,849,217</u>
Primary government										
Net invested in capital assets	\$ 271,320,723	\$ 299,492,485	\$ 311,776,333	\$ 308,198,226	\$ 314,097,748	\$ 320,221,902	\$ 328,650,229	\$ 362,856,307	\$ 356,885,762	\$ 377,872,600
Restricted	22,821,121	16,886,870	18,335,376	21,043,663	21,037,941	21,267,151	22,174,487	20,964,769	22,712,438	23,666,916
Unrestricted	(98,218,956)	(171,614,384)	(154,460,522)	(110,045,435)	(109,181,437)	(73,779,750)	(18,905,573)	(14,918,447)	(4,631,184)	42,366,243
Total primary government net position	<u>\$ 195,922,888</u>	<u>\$ 144,764,971</u>	<u>\$ 175,651,187</u>	<u>\$ 219,196,454</u>	<u>\$ 225,954,252</u>	<u>\$ 267,709,303</u>	<u>\$ 331,919,143</u>	<u>\$ 368,902,629</u>	<u>\$ 374,967,016</u>	<u>\$ 443,905,759</u>

(1) FY 2017 Governmental activities and business-type activities net position was restated as the result of the implementation of GASB Statement 75.

(2) FY 2019 Business-type activities net position was restated as the result of recording prior period adjustment related to contributed capital improvements.

City of Pembroke Pines, Florida
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

Expenses	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Governmental activities:										
General government	\$ 23,981,833	\$ 35,168,870	\$ 31,513,483	\$ 29,121,715	\$ 41,821,200	\$ 25,056,610	\$ 35,188,653	\$ 42,500,586	\$ 62,991,885	\$ 51,411,399
Public safety	94,753,829	102,981,478	109,238,547	108,975,222	120,930,133	120,534,774	114,382,929	171,281,440	187,180,188	176,237,789
Physical environment	7,858,575	8,521,008	2,946,734	2,904,812	3,199,010	2,994,584	3,152,440	3,094,988	3,400,710	3,563,740
Transportation	7,795,228	9,923,820	9,044,091	9,436,738	10,239,560	9,181,306	9,715,828	9,908,461	12,504,059	11,694,102
Economic environment	10,068,923	10,023,659	9,858,362	10,855,610	10,242,321	10,684,941	11,456,906	11,174,046	12,708,794	11,206,022
Human services	60,215,463	61,061,133	63,418,667	64,510,440	65,183,602	63,941,101	68,373,355	77,359,112	81,264,451	82,838,660
Culture/Recreation	9,663,091	11,790,368	21,093,029	22,632,986	23,541,985	19,574,713	22,000,109	23,511,567	26,386,822	26,365,067
Interest on long-term debt	13,858,187	11,696,265	11,981,311	11,037,040	11,658,849	10,762,155	10,284,986	10,162,807	15,339,069	14,585,009
Total governmental activities expenses	228,195,129	251,166,601	259,094,224	259,474,563	286,816,660	262,730,184	274,555,206	348,993,007	401,775,978	377,901,788
Business-type activities:										
Public safety	-	169,172	20,767	19,657	180,087	162,897	258,248	-	-	-
Water utility services	5,795,010	6,941,478	8,145,767	7,916,075	8,287,584	8,170,832	8,666,301	10,060,923	11,882,748	12,725,777
Sewer/wastewater services	13,659,700	14,590,136	15,292,240	14,703,028	15,488,711	17,615,267	17,315,410	18,066,819	18,356,070	17,359,672
Solid waste control services	-	-	-	-	-	-	4,482,554	6,185,699	6,579,708	7,300,638
Water-sewer combined services	26,505,206	30,833,117	30,517,738	30,407,704	35,889,205	31,205,821	33,114,891	38,811,877	39,708,137	40,073,617
Total business-type activities expenses	45,959,916	52,533,903	53,976,512	53,046,464	59,845,587	57,154,817	63,837,404	73,125,318	76,526,663	77,459,704
Total primary government expenses	\$ 274,155,045	\$ 303,700,504	\$ 313,070,736	\$ 312,521,027	\$ 346,662,247	\$ 319,885,001	\$ 338,392,610	\$ 422,118,325	\$ 478,302,641	\$ 455,361,492
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 18,626,505	\$ 19,247,447	\$ 20,433,775	\$ 21,294,797	\$ 21,909,070	\$ 23,853,438	\$ 25,135,697	\$ 26,457,870	\$ 29,467,432	\$ 32,894,358
Public safety	30,573,276	30,246,161	32,796,611	33,428,144	32,184,163	34,056,228	38,650,573	52,541,650	54,223,031	57,113,218
Economic environment	7,388,352	7,543,409	7,926,589	8,334,363	8,471,291	8,223,611	8,781,216	9,729,477	10,673,389	11,331,754
Human services	54,257,002	54,700,932	57,126,722	59,208,977	57,406,389	54,471,340	57,771,665	62,760,218	72,514,493	89,501,971
Culture/Recreation	3,648,582	3,867,995	4,183,037	4,352,545	3,429,454	3,530,020	5,243,186	5,674,546	6,593,005	6,957,844
Interest on long-term debt	12,030,058	11,559,069	11,168,428	10,676,537	11,095,975	11,371,175	11,739,789	11,063,833	11,302,379	11,359,978
Operating grants and contributions	6,838,005	9,437,789	5,553,029	6,407,995	9,733,908	11,153,397	14,117,444	19,602,522	12,729,316	11,964,567
Capital grants and contributions	1,398,971	942,372	1,340,796	441,039	1,773,814	2,498,192	700,966	66,981	499,153	1,586,537
Total governmental activities program revenues	134,760,751	137,545,174	140,528,987	144,144,397	146,004,064	149,157,401	162,140,536	187,897,097	198,002,198	222,710,227
Business-type activities:										
Charges for services:										
Water utility services	21,656,421	22,679,743	27,624,928	29,731,449	27,644,537	27,623,717	29,099,036	30,378,507	31,789,235	33,095,950
Sewer/wastewater services	22,325,554	23,351,196	28,639,022	30,890,068	29,790,290	30,761,399	31,776,275	32,540,659	34,955,505	41,509,394
Solid waste control services	-	-	-	-	-	-	4,074,717	6,938,228	6,855,323	7,151,200
Water-sewer combined services	229,497	239,370	354,892	241,103	74,384	123,991	638,568	218,223	13,258	60,778
Operating grants and contributions	-	-	124,536	47,900	-	-	-	-	-	-
Capital grants and contributions	1,842,201	1,167,738	3,677,444	5,695,144	4,187,729	1,673,964	2,116,603	1,925,711	2,124,931	2,065,422
Total business-type activities program revenues	46,053,673	47,438,047	60,420,822	66,605,664	61,696,940	60,183,071	67,705,199	72,001,328	75,738,252	83,882,744
Total primary government program revenues	\$ 180,814,424	\$ 184,983,221	\$ 200,949,809	\$ 210,750,061	\$ 207,701,004	\$ 209,340,472	\$ 229,845,735	\$ 259,898,425	\$ 273,740,450	\$ 306,592,971
Net (expense)/revenue:										
Governmental activities	\$ (93,434,378)	\$(113,621,427)	\$ (118,565,237)	\$ (115,330,166)	\$ (140,812,596)	\$ (113,572,783)	\$(112,414,670)	\$ (161,095,910)	\$(203,773,780)	\$(155,191,561)
Business-type activities	93,757	(5,095,856)	6,444,310	13,559,200	1,851,353	3,028,254	3,867,795	(1,123,990)	(788,411)	6,423,040
Total primary government net expense	\$ (93,340,621)	\$(118,717,283)	\$ (112,120,927)	\$ (101,770,966)	\$ (138,961,243)	\$ (110,544,529)	\$(108,546,875)	\$ (162,219,900)	\$(204,562,191)	\$(148,768,521)

(continued)

City of Pembroke Pines, Florida
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes, levied for debt service	\$ 5,904,829	\$ 5,956,732	\$ 5,946,763	\$ 5,679,525	\$ 5,780,588	\$ 5,830,413	\$ 5,883,245	\$ 5,923,911	\$ 5,740,344	\$ 5,774,905
Property taxes, levied for general purposes	55,321,195	59,856,769	64,584,724	68,805,103	73,466,259	77,410,365	80,198,885	87,565,264	95,400,057	102,040,276
Utility taxes	12,995,837	13,284,313	14,165,682	14,379,623	14,554,944	14,772,388	15,408,445	17,496,742	18,333,223	18,741,508
Communication service tax	5,545,281	5,254,642	5,131,400	4,583,688	4,357,078	4,388,336	4,584,481	4,801,426	4,667,601	4,741,658
Insurance premium taxes	2,445,532	2,420,304	2,485,959	2,978,593	2,678,889	2,681,597	2,770,539	4,122,850	4,820,823	5,073,046
Local option gas taxes	2,868,929	2,954,782	2,956,209	2,984,213	2,619,291	2,742,078	2,924,680	2,972,388	2,839,373	2,818,386
Local business tax	3,455,361	3,541,780	3,609,836	3,588,457	3,586,587	3,433,475	3,177,791	3,282,418	3,460,930	3,860,467
Franchise fees	17,179,061	17,733,442	18,507,248	19,079,063	18,896,407	19,226,637	20,079,600	20,518,088	21,272,104	22,007,141
Intergovernmental revenue - unrestricted	15,809,815	16,274,170	17,138,274	17,347,646	15,773,743	18,830,874	27,344,804	30,885,018	26,707,091	21,669,448
Gain on sale of wetland credits	-	-	-	-	-	-	3,494,790	9,192,555	1,044,225	44,349
Miscellaneous revenues	633,848	490,442	511,792	601,684	553,177	305,415	1,372,316	1,123,776	1,612,942	2,802,308
Investment earnings not restricted	1,722,180	936,857	1,803,964	3,541,444	2,396,564	207,985	(2,452,565)	8,032,724	13,198,497	10,998,468
Gain (loss) on disposal of capital assets	11,981	-	60,757	115,002	159,815	2,291,320	3,444,332	(2,740,300)	275,438	57,360
Transfers in (out) (1)	11,061,921	13,791,343	-	-	-	-	-	-	-	-
Total governmental activities	134,955,770	142,495,576	136,902,608	143,684,041	144,823,342	152,120,883	168,231,343	193,176,860	199,372,648	200,629,320
Business-type activities:										
Intergovernmental revenue - unrestricted	-	-	-	-	-	-	672,065	3,759,737	4,062,160	-
Investment earnings (losses) not restricted (1)	1,746	13,977,389	1,064,931	1,625,658	842,692	158,649	3,802,350	2,596,700	7,149,103	3,225,785
Miscellaneous revenues	6,085,595	7,122	11,708	6,534	33,378	10,448	20,012	48,069	9,892	13,601,573
Gain (loss) on disposal of capital assets	30,906	6,665	(43,573)	-	19,629	9,600	30,945	(377,980)	32,775	(1,294,877)
Transfers in (out) (1)	(11,061,921)	(13,791,343)	-	-	-	-	-	-	-	-
Total business-type activities	(4,943,674)	199,833	1,033,066	1,632,192	895,699	178,697	4,525,372	6,026,526	11,253,930	15,532,481
Total primary government	\$ 130,012,096	\$ 142,695,409	\$ 137,935,674	\$ 145,316,233	\$ 145,719,041	\$ 152,299,580	\$ 172,756,715	\$ 199,203,386	\$ 210,626,578	\$ 216,161,801
Change in Net Position										
Governmental activities	\$ 41,521,392	\$ 28,874,149	\$ 18,337,371	\$ 28,353,875	\$ 4,010,746	\$ 38,548,100	\$ 55,816,673	\$ 32,080,950	\$ (4,401,132)	\$ 45,437,759
Business-type activities	(4,849,917)	(4,896,023)	7,477,376	15,191,392	2,747,052	3,206,951	8,393,167	4,902,536	10,465,519	21,955,521
Total primary government	\$ 36,671,475	\$ 23,978,126	\$ 25,814,747	\$ 43,545,267	\$ 6,757,798	\$ 41,755,051	\$ 64,209,840	\$ 36,983,486	\$ 6,064,387	\$ 67,393,280

(1) In FY 2016, the Utility Fund transferred net profits of \$4.8 million from the sale of Investments in Real Estate to the Municipal Construction Fund.
In FY 2017, the Utility Fund transferred gain of \$13.8 million from the appreciation of Investments in Real Estate to the Municipal Construction Fund.

City of Pembroke Pines, Florida
General Governmental Tax Revenues By Source
Last Ten Fiscal Years
(modified accrual basis of accounting)

<u>Fiscal Year</u>	<u>Property Taxes</u>	<u>Utility Taxes</u>	<u>Communications Services Tax</u>	<u>Insurance Premium Taxes</u>	<u>Local Option Gas Taxes</u>	<u>Local Business Tax</u>	<u>Total</u>
2016	\$ 61,226,024	\$ 12,995,837	\$ 5,545,281	\$ 2,445,532	\$ 2,868,929	\$ 3,455,361	\$ 88,536,964
2017	65,813,501	13,284,314	5,254,642	2,420,304	2,954,781	3,541,780	93,269,322
2018	70,531,487	14,165,682	5,131,400	2,485,959	2,956,209	3,609,836	98,880,573
2019	74,484,629	14,379,624	4,583,688	2,978,593	2,984,214	3,588,457	102,999,205
2020	79,246,847	14,554,944	4,357,078	2,678,889	2,619,291	3,586,587	107,043,636
2021	83,240,777	14,772,388	4,388,336	2,681,597	2,742,078	3,433,475	111,258,651
2022	86,082,130	15,408,445	4,584,481	2,770,539	2,924,680	3,177,790	114,948,065
2023	93,489,175	17,496,742	4,801,426	4,122,850	2,972,388	3,282,418	126,164,999
2024	101,140,401	18,333,223	4,667,601	4,820,823	2,839,373	3,460,930	135,262,351
2025	107,815,181	18,741,508	4,741,658	5,073,046	2,818,386	3,860,467	143,050,246

City of Pembroke Pines, Florida
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<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>	<u>2025</u>
General fund										
Nonspendable	\$ 14,267,076	\$ 333,556	\$ 294,360	\$ 293,815	\$ 267,312	\$ 357,807	\$ 394,762	\$ 444,630	\$ 282,363	\$ 409,636
Assigned	20,792,177	29,362,381	35,557,637	37,557,637	42,409,025	46,558,930	58,050,899	81,356,374	90,194,475	113,590,545
Unassigned	34,582,347	44,470,455	44,573,960	45,694,277	43,050,991	49,137,764	51,731,677	52,518,309	69,783,102	70,561,464
Total general fund	<u>\$ 69,641,600</u>	<u>\$ 74,166,392</u>	<u>\$ 80,425,957</u>	<u>\$ 83,545,729</u>	<u>\$ 85,727,328</u>	<u>\$ 96,054,501</u>	<u>\$ 110,177,338</u>	<u>\$ 134,319,313</u>	<u>\$ 160,259,940</u>	<u>\$ 184,561,645</u>
 All other governmental funds										
Nonspendable	\$ 471,695	\$ 446,115	\$ 446,115	\$ 446,115	\$ 446,115	\$ 446,115	\$ 452,080	\$ 452,080	\$ 505,815	\$ 478,947
Restricted	34,889,813	5,929,534	21,417,945	22,406,207	26,700,798	25,009,745	26,138,524	24,022,741	24,872,967	25,418,043
Assigned	4,146,148	3,846,884	4,103,470	5,418,677	6,062,594	6,780,593	10,642,333	10,387,394	10,017,326	16,318,856
Unassigned	(25,580)	-	-	-	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 39,482,076</u>	<u>\$ 10,222,533</u>	<u>\$ 25,967,530</u>	<u>\$ 28,270,999</u>	<u>\$ 33,209,507</u>	<u>\$ 32,236,453</u>	<u>\$ 37,232,937</u>	<u>\$ 34,862,215</u>	<u>\$ 35,396,108</u>	<u>\$ 42,215,846</u>

City of Pembroke Pines, Florida
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<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>	<u>2025</u>
Revenues										
Taxes	\$ 88,536,964	\$ 93,269,322	\$ 98,880,573	\$ 102,999,205	\$ 107,043,635	\$ 111,258,651	\$ 114,948,064	\$ 126,164,999	\$ 135,262,351	\$ 143,050,246
Special assessments	23,134,760	23,141,007	24,868,419	24,688,314	24,120,225	26,741,813	26,523,017	30,168,400	31,628,564	34,187,604
Permits, fees and licenses	18,024,711	18,744,385	19,749,605	19,815,814	19,273,590	19,773,279	24,387,809	32,224,843	32,016,398	34,439,020
Intergovernmental	65,741,161	69,016,566	68,955,406	71,545,106	75,840,434	82,109,104	92,431,634	104,023,696	102,467,416	109,786,967
Charges for services	30,776,622	31,187,238	32,706,342	34,553,386	31,399,672	30,833,138	36,880,270	44,502,508	49,401,398	51,330,977
Fines and forfeitures	1,627,353	990,113	1,403,701	1,842,938	1,390,505	632,492	525,596	365,531	1,044,479	881,243
Investment income	1,451,836	762,104	1,644,759	3,541,443	2,396,565	207,984	(1,848,430)	8,619,852	14,061,766	11,437,769
Contributions	2,111,449	1,869,826	12,421,391	945,157	773,927	392,605	781,333	547,846	835,424	1,134,540
Rental revenue	25,365,440	25,285,587	14,678,948	25,835,072	26,759,175	26,442,374	28,271,282	27,214,179	28,797,556	29,463,894
Other	1,879,427	1,983,259	2,061,693	1,947,009	1,557,604	595,526	4,033,235	9,982,402	1,509,056	1,254,666
Total revenues	258,649,723	266,249,407	277,370,837	287,713,444	290,555,332	298,986,966	326,933,810	383,814,256	397,024,408	416,966,926
Expenditures										
General government	26,676,269	32,266,558	30,841,912	38,260,452	38,124,009	42,071,971	45,856,881	53,566,129	53,059,182	48,247,520
Public safety	103,334,591	108,208,057	116,296,801	117,848,860	121,182,336	128,893,040	135,921,355	160,511,750	165,617,499	173,801,984
Physical environment	10,292,747	10,281,352	2,983,832	2,989,523	3,246,731	2,687,001	2,696,664	3,022,832	2,801,806	3,169,524
Transportation	6,413,099	10,585,966	6,482,366	6,999,699	7,289,268	7,427,972	8,150,754	7,141,621	9,847,277	11,724,756
Economic environment	8,942,361	8,831,839	9,111,465	9,787,682	9,126,539	9,665,754	10,516,660	11,749,407	12,296,919	11,153,633
Human services	58,288,428	57,692,994	59,653,031	60,567,438	60,564,334	59,214,396	67,611,407	68,941,395	74,228,090	79,500,897
Culture and recreation	44,526,500	37,930,064	18,647,950	19,430,865	19,334,353	16,454,572	20,054,964	23,999,232	22,965,956	26,371,435
Debt service:										
Principal	11,683,165	12,269,466	12,767,950	12,808,600	13,345,000	13,814,800	14,540,865	24,870,794	22,709,634	22,415,135
Interest	14,496,970	12,593,430	12,662,074	11,766,115	11,395,169	11,594,661	11,091,984	10,993,799	10,489,602	9,840,196
Other debt service costs	147,925	640,794	3,700	-	585,808	-	-	-	-	327,830
Total expenditures	284,802,055	291,300,520	269,451,081	280,459,234	284,193,547	291,824,167	316,441,534	364,796,959	374,015,965	386,552,910
Excess (deficiency) of revenues over (under) expenditures	(26,152,332)	(25,051,113)	7,919,756	7,254,210	6,361,785	7,162,799	10,492,276	19,017,297	23,008,443	30,414,016
Other financing sources (uses)										
Transfers in	13,484,656	5,521,576	3,261,597	2,709,006	9,018,405	1,283,767	2,279,667	1,713,582	3,936,819	3,529,838
Transfers out	(2,422,736)	(2,960,757)	(3,261,597)	(4,709,006)	(9,018,405)	(1,383,767)	(2,379,667)	(1,813,582)	(4,036,819)	(3,629,838)
Bonds issued	-	-	-	-	-	-	-	-	-	-
Premium (discount) on bonds	-	5,511,204	-	-	-	-	-	-	-	5,063,802
Refunding bonds issued	7,636,000	63,346,400	-	-	73,668,597	-	-	-	-	44,890,000
Payment to refunded bond escrow agent	(7,565,000)	(71,149,279)	-	-	(62,195,000)	-	-	-	-	(49,774,885)
Payment for termination of swap	-	-	-	-	(10,879,000)	-	-	-	-	-
Issuance of lease financing	-	-	-	-	-	-	8,990	1,616,676	12,338	14,941
Issuance of subscription financing	-	-	-	-	-	-	-	1,131,976	3,245,646	556,209
Sale of equipment/land	3,385,907	47,218	293,463	169,031	163,725	2,291,320	8,718,055	105,304	308,093	57,360
Total other financing sources (uses)	14,518,827	316,362	293,463	(1,830,969)	758,322	2,191,320	8,627,045	2,753,956	3,466,077	707,427
Net change in fund balances	#####	\$ (24,734,751)	\$ 8,213,219	\$ 5,423,241	\$ 7,120,107	\$ 9,354,119	\$ 19,119,321	\$ 21,771,253	\$ 26,474,520	\$ 31,121,443
Capital outlay	\$ 45,523,966	\$ 43,153,212	\$ 13,085,215	\$ 12,575,303	\$ 16,393,140	\$ 11,987,923	\$ 14,646,615	\$ 19,179,800	\$ 13,537,708	\$ 13,563,950
Debt service as a percentage of noncapital expenditures	10.9%	10.0%	9.9%	9.2%	9.2%	9.1%	8.5%	10.4%	9.2%	8.6%

City of Pembroke Pines, Florida
Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year	<u>Property Taxes levied for:</u>		<u>Utility Taxes</u>	<u>Communications Services Tax</u>	<u>Insurance Premium Taxes</u>	<u>Local Option Gas Taxes</u>	<u>Local Business Tax</u>	<u>Total</u>
	<u>Debt Service</u>	<u>General Purposes</u>						
2016	\$ 5,904,829	\$ 55,321,195	\$ 12,995,837	\$ 5,545,281	\$ 2,445,532	\$ 2,868,929	\$ 3,455,361	\$ 88,536,964
2017	5,956,732	59,856,769	13,284,314	5,254,642	2,420,304	2,954,781	3,541,780	93,269,322
2018	5,946,763	64,584,724	14,165,682	5,131,400	2,485,959	2,956,209	3,609,836	98,880,573
2019	5,679,525	68,805,104	14,379,624	4,583,688	2,978,593	2,984,214	3,588,457	102,999,205
2020	5,780,588	73,466,259	14,554,944	4,357,078	2,678,889	2,619,291	3,586,587	107,043,636
2021	5,830,413	77,410,364	14,772,388	4,388,336	2,681,597	2,742,078	3,433,475	111,258,651
2022	5,883,245	80,198,885	15,408,445	4,584,481	2,770,539	2,924,680	3,177,790	114,948,065
2023	5,923,911	87,565,264	17,496,742	4,801,426	4,122,850	2,972,388	3,282,418	126,164,999
2024	5,740,344	95,400,057	18,333,223	4,667,601	4,820,823	2,839,373	3,460,930	135,262,351
2025	5,774,905	102,040,276	18,741,508	4,741,658	5,073,046	2,818,386	3,860,467	143,050,246

City of Pembroke Pines, Florida
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended September 30	Assessment Value		Less:				Total Taxable Assessed Value	Total Direct Tax Rate (5)	Estimated Actual Taxable Value	Assessed Value(6) as a Percentage of Actual Value
	Real Property	Personal Property	Tax-Exempt Properties(1)	Personal Exemptions(2)	Capped Differential(3)	V.A.B. Adjustments (4)				
2016	\$ 15,589,012,450	\$464,226,429	#####	\$ 1,931,944,671	\$ 2,467,524,216	\$ 34,162,005	\$ 10,165,732,678	6.2385	\$16,053,238,879	100.00%
2017	17,105,024,440	473,603,615	1,450,762,336	1,962,792,426	3,190,398,919	45,962,643	10,928,711,731	6.2381	17,578,628,055	100.00%
2018	18,313,727,080	479,512,592	1,479,091,482	2,001,722,894	3,456,122,272	74,246,257	11,782,056,767	6.1958	18,793,239,672	100.00%
2019	19,334,781,000	489,980,886	1,518,858,711	2,055,228,595	3,598,843,072	74,026,373	12,577,805,135	6.1419	19,824,761,886	100.00%
2020	20,680,489,020	494,720,462	1,574,372,587	2,113,285,732	3,982,229,210	75,014,018	13,430,307,935	6.1200	21,175,209,482	100.00%
2021	21,316,592,300	503,415,981	1,504,072,838	2,173,734,487	3,888,363,450	97,363,214	14,156,474,292	6.1009	21,820,008,281	100.00%
2022	22,443,171,440	498,057,691	1,623,247,905	2,213,581,365	4,283,741,820	118,523,589	14,702,134,452	6.0849	22,941,229,131	100.00%
2023	25,960,920,470	503,677,691	1,613,012,131	2,265,313,105	6,505,238,700	55,990,438	16,025,043,787	6.0525	26,464,598,161	100.00%
2024	29,989,105,550	567,989,048	1,633,506,604	2,336,425,107	9,094,305,298	64,330,746	17,428,526,843	6.0100	30,557,094,598	100.00%
2025	32,118,993,420	611,774,898	1,817,125,525	2,400,682,246	9,645,728,329	134,815,899	18,732,416,319	5.9898	32,730,768,318	100.00%

Source: Forms DR-403 & DR-420, Broward County Property Appraiser (BCPA).

Note: Property in Broward County is reassessed annually. The County assesses property at just value (market value) for all types of real and personal property.

Therefore, just value is equivalent to estimated actual taxable value. Tax rates are per \$1,000 of assessed value.

- (1) Just value of agricultural land classified net of use value, governmental and institutional (charitable, religious, scientific, and educational).
- (2) Widows/widowers, disability/blind, \$25,000 homestead, additional \$25,000 homestead, additional \$25,000 homestead age 65 and older, homestead assessment reduction for parents or grandparents, disabled veterans' homestead discount and deployed service member's homestead exemption.
- (3) Per Florida Statute 193.155, the reassessed value of homestead property shall not exceed the lower of a) 3% of the assessed value of the property for the prior year; or b) the percentage change in the Consumer Price Index (CPI). Per Florida Statutes 193.1554 & 193.1555, the reassessed value of nonhomestead property may not exceed 10% of the assessed value for the prior year. Per Florida Statute 193.461, no lands shall be classified as agricultural lands unless a return is filed on or before March 1 of each year. Per Florida Statute 193.621, the reassessed value may not be greater than its market value as salvage.
- (4) Final adjustments to assessed value made by the Value Adjustment Board (VAB) of Broward County per Florida Statute 194.011 and BCPA.
- (5) Total direct tax rate includes debt service millage as follows: 0.6017 FY2016, 0.5645 FY2017, 0.5222 FY2018
0.4683 FY2019, 0.4464 FY2020, 0.4273 FY2021, 0.4159 FY2022, 0.3835 FY2023, 0.3410 FY2024, 0.3208 FY2025
- (6) Includes tax-exempt property.

**City of Pembroke Pines, Florida
Property Tax Rates
Direct and Overlapping (1) Governments
Last Ten Fiscal Years**

Fiscal Year	City of Pembroke Pines			Broward County				School Board				Special Districts	Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Capital Projects Millage	Debt Service Millage	Total County Millage	General Fund Millage	Capital Outlay Millage	Debt Service Millage	Total School Millage		
2016	5.6368	0.6017	6.2385	5.3444	0.1297	0.2489	5.7230	5.7030	1.5000	0.0710	7.2740	1.0490	20.2845
2017	5.6736	0.5645	6.2381	5.2904	0.1570	0.2216	5.6690	5.3360	1.5000	0.0703	6.9063	1.0124	19.8258
2018	5.6736	0.5222	6.1958	5.2904	0.1719	0.2067	5.6690	4.9740	1.5000	0.0654	6.5394	0.9798	19.3840
2019	5.6736	0.4683	6.1419	5.2904	0.1888	0.1898	5.6690	4.7750	1.5000	0.1279	6.4029	0.9552	19.1690
2020	5.6736	0.4464	6.1200	5.2904	0.1974	0.1812	5.6690	5.1350	1.5000	0.1043	6.7393	0.9257	19.4540
2021	5.6736	0.4273	6.1009	5.2904	0.2095	0.1691	5.6690	4.9140	1.5000	0.0912	6.5052	0.9076	19.1827
2022	5.6690	0.4159	6.0849	5.2904	0.2230	0.1556	5.6690	4.8180	1.5000	0.1441	6.4621	0.8735	19.0895
2023	5.6690	0.3835	6.0525	5.2904	0.2402	0.1384	5.6690	4.4510	1.5000	0.1873	6.1383	0.8131	18.6729
2024	5.6690	0.3410	6.0100	5.2904	0.2588	0.1198	5.6690	4.9260	1.5000	0.1896	6.6156	0.8026	19.0972
2025	5.6690	0.3208	5.9898	5.3260	0.3129	0.0301	5.6690	4.8110	1.5000	0.1545	6.4655	0.7958	18.9201

Source: Broward County Property Appraiser.

(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Pembroke Pines. Not all overlapping rates apply to all City of Pembroke Pines property owners (e.g. the rates for special districts only apply to the proportion of Pembroke Pines' property owners whose property is located within the geographic boundaries of the special district).

**City of Pembroke Pines, Florida
Principal Property Taxpayers
Current Year and Nine Years Ago**

<u>Taxpayer</u>	<u>2025 Collection Year</u>			<u>2016 Collection Year</u>		
	Taxable Assessed <u>Value</u>	<u>Rank</u>	Percentage of Total Taxable Assessed <u>Value</u>	Taxable Assessed <u>Value</u>	<u>Rank</u>	Percentage of Total Taxable Assessed <u>Value</u>
NXRT Pembroke LLC	\$ 349,453,170	1	1.71%	-	-	-
City Center On 7 Lessor LLC	196,248,600	2	0.96%	-	-	-
FR Pembroke Gardens LLC	165,295,920	3	0.81%	-	-	-
Pembroke Lakes Mall LTD	137,890,920	4	0.68%	119,747,920	2	1.13%
TA Pembroke Pines LLC	106,300,730	5	0.52%	-	-	-
SCG Atlas Winston LLC	104,307,020	6	0.51%	-	-	-
Taplin Falls LTD	102,854,700	7	0.50%	57,712,790	7	0.55%
AMFP VI Marela LLC	100,999,450	8	0.49%	-	-	-
Pembroke Pines Owner LLC	97,050,210	9	0.48%	-	-	-
Terra City Center MF LLC	82,997,440	10	0.41%	-	-	-
JRA HHF Venture LLC	-	-	-	133,152,620	1	1.26%
Arium Resort LLC	-	-	-	105,559,720	3	1.00%
AVR Pembroke Pines I LLC	-	-	-	94,600,880	4	0.90%
Altis at Sheridan Village LLC	-	-	-	71,927,970	5	0.68%
AVR Pembroke Pines II LLC	-	-	-	62,066,270	6	0.59%
Arium Resort LLC	-	-	-	49,703,640	8	0.47%
MIG/Pines Development LTD	-	-	-	48,022,290	9	0.46%
WRI JT Pembroke Commons LP	-	-	-	45,774,230	10	0.43%
Total	<u>\$ 1,443,398,160</u>		<u>7.07%</u>	<u>\$ 788,268,330</u>		<u>7.47%</u>

Source: Broward County Property Appraiser's Tax Roll.

City of Pembroke Pines, Florida
Property Tax Levies and Collections (1)
Last Ten Fiscal Years

<u>Fiscal Year Ended September 30</u>	<u>Total Tax Levy for Fiscal Year</u>	<u>Collected within the Fiscal Year of the Levy</u>		<u>Collections in Subsequent Years (2)</u>	<u>Total Collections to Date</u>	
		<u>Amount</u>	<u>% of Levy</u>		<u>Amount</u>	<u>% of Levy</u>
2016	\$ 57,302,202	\$ 55,243,335	96.4%	\$ 26,311	\$55,269,646	96.5%
2017	62,005,139	59,744,360	96.4%	33,092	59,777,451	96.4%
2018	66,846,677	64,434,368	96.4%	19,908	64,454,276	96.4%
2019	71,361,435	68,787,774	96.4%	35,947	68,823,721	96.4%
2020	76,198,195	73,440,414	96.4%	(86,542)	73,353,872	96.3%
2021	80,318,173	77,373,290	96.3%	(40,318)	77,332,972	96.3%
2022	83,346,400	80,320,852	96.4%	22,567	80,343,419	96.4%
2023	90,845,973	87,536,946	96.4%	152,587	87,689,533	96.5%
2024	98,802,319	95,187,805	96.3%	(35,342)	95,152,463	96.3%
2025	106,194,068	102,045,300	96.1%	-	102,045,300	96.1%

Source: Broward County Property Appraiser

(1) For operating purposes only - excludes taxes levied for voted debt service.

(2) Includes refunds due to reassessments and overpayments and excludes penalties collected.

City of Pembroke Pines, Florida
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities						Business-Type Activities		Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	Revenue Bonds	Installment Purchase	Issuance Discounts/ Premiums	Lease Liability	SBITA Liability	Utility Bonds	Lease Liability			
2016	\$75,060,000	\$252,440,700	\$ 206,615	\$ 12,131,392	\$ -	\$ -	\$8,906,528	\$ -	\$348,745,235	6.98%	2,155
2017	72,715,000	236,115,700	88,550	15,730,617	-	-	8,147,323	-	332,797,190	6.51%	2,040
2018	70,275,000	225,876,300	-	14,193,171	-	-	7,361,546	-	317,706,017	6.23%	1,921
2019	67,735,000	215,607,700	-	12,722,772	-	-	6,548,268	-	302,613,740	5.64%	1,801
2020	65,070,000	205,352,700	-	21,549,153	-	-	5,706,524	-	297,678,377	5.47%	1,768
2021	62,270,000	194,337,900	-	19,388,079	-	-	4,835,319	-	280,831,298	4.73%	1,644
2022	59,330,000	182,987,000	-	17,302,029	852,456	4,539,185	3,933,622	6,356	268,950,648	4.17%	1,570
2023	56,245,000	169,759,100	-	15,294,193	2,109,552	3,194,909	3,000,365	455	249,603,574	3.87%	1,458
2024	53,005,000	159,000,700	-	13,387,964	1,879,586	3,558,933	2,034,446	-	232,866,629	3.66%	1,363
2025	44,890,000	147,726,400	-	12,730,145	1,650,151	2,197,962	1,034,718	-	210,229,376	3.26%	1,226

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

(1) See Schedule of Demographic and Economic Statistics for personal income and population data.

* Information not available.

City of Pembroke Pines, Florida
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Amounts Available in Debt Service Fund for Payment of Principal	Issuance Discounts/ Premiums	Total	Percentage of Estimated Actual Taxable Value (1) of Property	Per Capita (2)
2016	\$ 75,060,000	\$ -	\$ 8,819,135	\$ 83,879,135	0.52%	518
2017	72,715,000	-	8,120,432	80,835,432	0.46%	496
2018	70,275,000	-	7,406,385	77,681,385	0.41%	470
2019	67,735,000	-	6,716,299	74,451,299	0.38%	443
2020	65,070,000	-	6,051,155	71,121,155	0.34%	423
2021	62,270,000	-	5,412,181	67,682,181	0.31%	396
2022	59,330,000	-	4,800,702	64,130,702	0.28%	374
2023	56,245,000	-	4,218,094	60,463,094	0.23%	353
2024	53,005,000	-	3,665,779	56,670,779	0.19%	332
2025	44,890,000	-	4,286,035	49,176,035	0.15%	287

Notes:

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

(1) Property value data can be found in the Schedule of Assessed Value and Estimated Actual Value of Taxable Property.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

City of Pembroke Pines, Florida
Direct and Overlapping Governmental Activities Debt
As of September 30, 2025

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes			
School Board of Broward County	811,556,000	6.36%	51,614,962
South Florida Water Management District	273,400,000	6.36%	17,388,240
Other debt			
Broward County	1,143,869,000	6.36%	72,750,068
School Board of Broward County	1,217,361,000	6.36%	77,424,160
South Florida Water Management District	16,915,546	6.36%	1,075,829
South Broward Hospital District	860,300,000	6.36%	54,715,080
Subtotal, overlapping debt			274,968,339
City of Pembroke Pines, direct debt (2)			209,194,658
Total direct and overlapping debt			<u>\$ 484,162,997</u>

Source: Assessed value data used to estimate applicable percentages provided by the Broward County Property Appraiser. Debt outstanding data provided by each governmental unit.

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

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of Broward County's taxable assessed value that is within the City of Pembroke Pines' boundaries and dividing it by Broward County's total taxable assessed value.

(2) Includes all long-term debt instructions of the governmental activities, such as bonds, notes, certificates of participation, loans, SBITA liability, and lease liability.

City of Pembroke Pines, Florida
Pledged-Revenue Coverage
Last Ten Fiscal Years

Fiscal Year	Net Available Revenues (1)	Debt Service		Coverage
		Principal	Interest	
Revenue Bonds Secured by Electric Franchise Fees (2)				
2016	\$ 8,292,391	\$ 3,120,100	\$ 2,985,969	1.36
2017	8,507,143	3,301,400	2,816,469	1.39
2018	8,419,672	3,324,200	2,350,175	1.48
2019	8,431,652	3,385,500	2,223,400	1.50
2020	8,360,987	3,496,100	2,103,505	1.49
2021	8,621,770	3,652,400	1,965,011	1.53
2022	10,066,524	3,797,000	1,805,672	1.80
2023	11,430,104	3,973,000	1,624,415	2.04
2024	10,881,534	4,173,400	1,500,759	1.92
2025	11,044,490	4,389,300	1,364,763	1.92
Revenue Bonds Secured by Electric Public Service Tax (3)				
2016	\$ 10,772,091	\$ 3,205,000	\$ 2,213,731	1.99
2017	11,002,694	985,000	1,318,399	4.78
2018	11,452,361	3,776,200	1,382,800	2.22
2019	11,574,231	3,905,100	1,293,455	2.23
2020	11,745,620	4,008,900	1,200,537	2.25
2021	11,849,134	4,092,400	1,110,201	2.28
2022	12,371,348	4,178,900	1,016,988	2.38
2023	14,399,714	4,274,900	927,531	2.77
2024	15,030,990	1,320,000	855,306	6.91
2025	15,204,926	1,385,000	787,681	7.00
Revenue Bonds Secured by Communications Services Tax and Water Public Service Tax (4)				
2016	\$ 7,525,809	\$ 2,875,000	\$ 3,069,795	1.27
2017	7,309,422	2,990,000	3,035,523	1.21
2018	7,614,504	3,030,000	2,982,886	1.27
2019	7,160,909	3,090,000	2,911,974	1.19
2020	6,944,449	3,175,000	2,825,400	1.16
2021	7,064,360	3,270,000	2,724,206	1.18
2022	7,340,233	3,375,000	2,608,205	1.23
2023	7,638,513	3,500,000	2,478,795	1.28
2024	7,662,582	3,635,000	2,337,586	1.28
2025	7,948,463	3,780,000	2,184,647	1.33

**City of Pembroke Pines, Florida
Pledged-Revenue Coverage
Last Ten Fiscal Years**

Fiscal Year	Net Available Revenues (1)	Debt Service		Coverage
		Principal	Interest	
Revenue Bonds Secured by Net Revenues of the Consolidated Utility System (5)				
2016	\$ 13,061,017	\$ 733,531	\$ 316,008	12.44
2017	15,928,695	759,205	289,585	15.19
2018	14,544,878	785,777	262,238	13.88
2019	20,340,717	813,279	233,935	19.42
2020	6,826,536	841,744	204,638	6.52
2021	9,160,398	871,205	184,482	8.68
2022	13,499,631	901,697	153,456	12.79
2023	8,787,136	933,257	110,456	8.42
2024	14,233,210	965,919	76,841	11.22
2025	18,644,039	999,728	42,047	17.90

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

- (1) **Net available revenues** are equal to gross revenues as specific operating expenses are not applicable.
- (2) **Electric Franchise Fees** are fees collected from granting an electric franchise to Florida Power and Light Company, which consists of the non-exclusive privilege of constructing, maintaining and operating in streets, rights of way and other public places in the City, electric light and power facilities.
- (3) **Electric Public Service Taxes** are taxes levied within the corporate limits of the City on the purchase of electricity service.
- (4) **Communications Services Taxes** are taxes levied pursuant to Chapter 202, Florida Statutes, except the receipts of taxes levied pursuant to Section 202.12, Florida Statutes.
Water Public Service Taxes are taxes levied within the corporate limits of the City on the purchase of water service.
- (5) **Net Revenues** of the System are the Gross Revenues after deduction of the Cost of Operation and Maintenance.
Gross Revenues are all income and earnings, including all investment income but excluding Contributions in Aid of Construction.
(Refer to Note 10. LONG-TERM DEBT under Consolidated Utility System Revenue Bonds, Series 2010 for details.)
Cost of Operations and Maintenance are current expenses for the operation, maintenance and repair of the System, excluding capital expenditures, any reserve for renewals and replacements, any allowance for depreciation and any Bond Service Requirement.
Renewal, Replacement and Improvement Fund is a reserve that is at least equal to five percent (5%) of the Gross Revenues received during the immediately preceding fiscal year.

City of Pembroke Pines, Florida
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (in thousands)	Per Capita Personal Income (2)	Median Age (3)	Percent with a bachelor's degree or higher (3)	School Enrollment (4)	Unemployment Rate (5)
2016	161,799	\$ 4,995,382	\$ 30,874	39.9	33.4%	26,234	4.3%
2017	163,103	5,114,584	31,358	40.1	33.0%	26,052	4.0%
2018	165,352	5,099,621	30,841	41.0	31.3%	26,404	3.2%
2019	168,023	5,363,126	31,919	40.7	34.6%	26,314	3.0%
2020	168,326	5,438,781	32,311	42.2	33.6%	26,030	6.9%
2021	170,857	5,931,984	34,719	42.3	36.7%	25,772	4.5%
2022	171,309	6,453,724	37,673	42.9	39.3%	25,607	2.7%
2023	171,222	6,828,505	39,881	46.6	38.1%	25,034	2.5%
2024	170,892	7,138,672	41,773	43.4	41.2%	24,516	3.1%
2025	171,413	*	*	*	*	24,008	3.5%

Data sources:

- (1) Estimates from the University of Florida's Statistical Abstract.
- (2) Represents income per capita for Broward County as provided by the U.S. Department of Commerce, Bureau of Economic Analysis.
- (3) U.S. Census Bureau, American Community Survey Profile - Pembroke Pines.
- (4) Grades 1 -12, Broward County School Board, First Day Enrollment Count report.
- (5) Florida Department of Labor, Bureau of Labor Market Information. The unemployment rates for FY2016-2023 represent the average for 12 months ending September 30th. Unemployment rate for FY2014-2015 obtained from U.S. Census Bureau.

* Information not available.

**City of Pembroke Pines, Florida
Principal Employers
Current Year and Nine Years Ago**

<u>Employer</u>	<u>2025</u>			<u>2016</u>		
	<u>(1) Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment (2)</u>	<u>(1) Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment (2)</u>
Memorial Hospital West	2,200	1	2.26%	2300	1	2.36%
City of Pembroke Pines	1,327	2	1.36%	1,498	2	1.54%
Broward County Public Schools	1,169	3	1.20%	-	-	-
AutoNation Motors of Pembroke Pines	400	4	0.41%	-	-	-
FPI Security Services	345	5	0.35%	-	-	-
Cano Health LLC	300	6	0.31%	-	-	-
ARR Investments Inc. - Pines Prep Academy	277	7	0.28%	-	-	-
Elizabeth Arden	263	8	0.27%	-	-	-
GMMI	240	9	0.25%	-	-	-
Publix Super Markets Inc	218	10	0.22%	-	-	-
Correct Care Solutions LLC	-	-	-	1,001	3	1.03%
Waste Management Miami Inc.	-	-	-	1,000	4	1.03%
Memorial Hospital Pembroke	-	-	-	700	5	0.72%
South Area Transportation	-	-	-	500	6	0.51%
Voice Mail Inc.	-	-	-	499	7	0.51%
Walmart Supercenter	-	-	-	320	8	0.33%
JC Penny	-	-	-	301	9	0.31%
Reuter Recycling of Florida	-	-	-	300	10	0.31%

(1) Source - City of Pembroke Pines Human Resources Department (includes full-time and part-time). Greater Fort Lauderdale Alliance - Broward County

(2) Source - Greater Fort Lauderdale Alliance, percent in labor force

(3) Includes all employees at this location which encompass many individual employers.

City of Pembroke Pines, Florida
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	<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>	<u>2025</u>
General government services	73.00	65.00	63.50	62.00	62.50	62.50	59.50	56.50	56.50	58.50
Public safety										
Police										
Sworn	238.50	251.00	257.00	256.50	264.50	271.50	280.00	269.00	283.00	289.50
Non-sworn and grant positions	94.00	94.00	97.00	107.00	101.00	109.00	107.50	120.50	118.50	115.00
Fire and rescue	217.50	217.00	215.50	214.50	214.50	220.50	220.50	220.00	220.00	219.00
Physical environment (1)	54.25	4.75	1.00	1.50	1.50	2.00	2.00	2.00	2.00	2.00
Transportation	0.50	0.50	*	*	*	*	*	*	*	*
Economic environment	2.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Human services										
Early development centers	91.50	91.00	79.50	77.00	71.00	67.00	35.00	25.00	25.00	16.00
Community services	2.50	2.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Charter schools	502.00	511.00	490.00	489.50	490.00	484.50	489.00	493.00	575.00	583.00
Culture and recreation (1)	56.50	55.00	51.00	48.50	48.50	47.50	47.50	47.00	44.00	43.00
Water-sewer combined service	10.75	7.75	6.50	7.00	7.00	8.50	7.50	8.50	8.50	8.50
Total	<u>1,343.50</u>	<u>1,300.00</u>	<u>1,263.00</u>	<u>1,265.50</u>	<u>1,262.50</u>	<u>1,275.00</u>	<u>1,250.50</u>	<u>1,243.50</u>	<u>1,334.50</u>	<u>1,336.50</u>

* the City utilized contracted employees.

(1) Parks employees were reclassified from Culture and Recreation to Physical Environment as a result from restructuring in FY2014. Beginning FY2016, City utilized contracted employees as parks employees. As of FY2017, parks function was reclassified back to Culture and Recreation.

Source: City of Pembroke Pines, Florida Annual Budget.

City of Pembroke Pines, Florida
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public safety										
Police										
Number of calls answered	81,286	84,629	85,301	79,283	78,054	82,735	81,983	83,427	90,313	94,252
Felony arrests	968	999	909	863	586	489	310	660	882	536
Traffic accidents	6,375	6,043	5,761	5,652	4,063	4,580	4,964	5,216	4,960	4,524
Traffic/parking/red light citations	23,962	15,659	23,099	24,841	19,862	12,580	10,569	12,232	19,821	15,264
False alarm citations	1,870	7,293	7,038	7,893	5,740	4,675	5,071	4,307	5,295	5,247
Fire/ambulance rescue										
Number of EMS calls answered	17,813	18,016	17,914	17,076	16,206	17,835	18,067	18,005	17,851	17,347
Number of fire calls answered	160	140	101	149	135	138	150	144	144	125
Building permits issued	7,264	8,439	11,306	9,518	7,975	11,597	8,852	9,765	9,422	8,507
Physical environment										
Maintained rights of ways (miles)	475	475	475	475	475	475	234	234	234	234
Landscaping and irrigation (miles)	161	163	163	163	163	163	67	67	67	67
Transportation										
Sidewalks replaced (linear feet)	18,410	3,934	10,904	10,971	9,082	9,234	10,610	12,057	9,276	9,655
Curbing installed (linear feet)	-	-	980	356	298	187	328	220	184	192
Number of trips - Community Bus program	195,684	175,786	188,475	186,852	133,550	100,387	139,018	152,378	#####	#####
Human services										
Charter schools										
Average student class size	22	22	24	22	22	20	20	20	20	20
Number of students enrolled	5,901	5,926	5,899	6,032	6,026	6,019	6,032	6,032	6,032	6,239
Culture/recreation										
Number of sports leagues	44	47	45	52	47	42	45	50	46	46
Number of tennis memberships	178	119	116	162	227	196	250	221	274	312
Water-sewer combined service										
Number of water accounts	43,378	43,546	43,875	44,135	44,036	44,052	44,670	44,368	44,544	44,645
Sewer mains rehabilitated (linear feet)	-	-	-	-	-	4,511	2,736	2,767	4,216	-
Average daily consumption (millions of gallons)	13	11	11	13	13	13	13	14	14	14

Source: Various City Departments

**City of Pembroke Pines, Florida
Capital Asset Statistics by Function
Last Ten Fiscal Years**

Function	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public safety										
Police:										
Stations	2	2	2	2	2	2	2	2	2	2
Patrol units	316	311	330	362	386	346	364	386	387	381
Fire/ambulance rescue:										
Stations	6	6	6	6	6	6	6	6	6	6
Fire trucks / engines	10	10	10	10	10	11	11	11	12	11
Other trucks	3	3	3	3	3	3	3	4	4	4
Fire ladders	3	3	3	3	3	4	4	4	3	3
Fire rescue ambulances	12	12	12	12	12	12	12	12	14	14
Physical environment										
Water:										
Water mains (miles)	531.7	533	540.52	545.17	545.45	545.94	555.66	558.14	560.92	561.87
Fire hydrants	4,712	4,725	4,587	4,607	4,420	4,641	5,435	5,445	5,569	5,610
Maximum daily permit capacity (millions of gallons)	16.2	16.2	16.2	16.2	16.2	16.2	16.2	16.2	16.2	16.2
Maximum daily plant capacity (millions of gallons)	18	18	18	18	18	18	18	18	18	18
Sewer:										
Sanitary sewers (miles)	452.62	454	419.3	418.68	418.99	419	474.3	475.11	477.05	478.39
Storm sewers (miles)	226.4	226	226	226	226	226	226	226	226	226
Maximum daily treatment capacity (millions of gallons)	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5
Transportation										
Maintained roads (miles)	468	468	468	468.25	468.25	468.25	468.25	468.25	468.25	468.25
Economic environment										
Senior housing units	804	804	804	804	804	804	804	804	804	804
Transitional living units (2)	21	21	0	-	-	-	-	-	-	-
Human services										
City operated charter schools										
Elementary School	4	4	4	4	4	4	4	4	4	4
Middle School	2	2	2	2	2	2	2	2	2	2
High School	1	1	1	1	1	1	1	1	1	1
Culture/recreation										
Parks acreage (1)	970	973	973	973	973	975.6	978.04	978.04	978.04	978.04
Parks	31	35	35	35	35	36	36	36	36	36
Swimming pools	6	6	7	7	6	6	7	7	7	7
Tennis courts	50	46	50	50	50	50	50	50	42	42
Recreation centers	4	4	4	4	4	4	5	6	6	6
Football/Soccer fields	21	21	22	22	20	20	20	20	20	20
Basketball courts	21.5	22.5	22.5	22.5	22.5	22.5	24	24	24	24
Playgrounds	22	26	26	27	27	27	27	27	27	27
Pickleball Courts (3)	-	-	-	-	-	-	-	-	16	16

Source: Various City Departments

(1) Previously did not include Chapel Trail Nature Preserve.

(2) Managed by Browns Harbor starting in FY2018

(3) Eight Tennis courts were converted to pickleball courts starting in FY2024

City of Pembroke Pines, Florida
Property Assessed Value, Outstanding Debt, Legal Debt Limit,
Debt Management Policies and Covenants

Property Assessed Value:

Just Value	\$32,730,768,318
Less: Property and Personal Exemptions	(4,217,807,771)
Homestead Assessment Differential ⁽¹⁾	(8,739,613,280)
Nonhomestead Residential Property Differential ⁽²⁾	(698,629,060)
Certain Residential and Nonresidential Real Property Differential ⁽²⁾	(202,763,750)
Agricultural Differential ⁽³⁾	(4,721,470)
Pollution Control Devices Differential ⁽⁴⁾	(769)
Value Adjustment Board & Broward County Property Appraiser Adjustments	(134,815,899)
Final Taxable Value	<u>\$18,732,416,319</u>

Outstanding Debt:

City's debt management policy regarding direct unlimited tax general obligation debt limitation **\$ 280,986,245**

Revenue Bonds:

Charter School Bonds, Series 2019 A & B	\$ 57,790,000
Capital Improvement Revenue Refunding Bonds, Series 2010	1,589,400
Consolidated Utility system Revenue Bonds, Series 2010	1,034,718
Taxable Communications Services Tax Revenue Bonds, Series 2013	19,785,000
Taxable Communications Services Tax Revenue Bonds, Series 2014	23,095,000
Public Improvement Revenue Bonds, Series 2014	17,610,000
Variable Rate Capital Improvement Revenue Refunding Bonds, Series 2016	5,732,000
Capital Improvement Revenue Refunding Bonds, Series 2017	22,125,000
Total outstanding revenue bonds	<u>148,761,118</u>

General Obligation Bonds:

General Obligation Bonds, Series 2025	44,890,000
Total General Obligation Bonds subject to debt limitation	\$ 44,890,000
Total outstanding debt	193,651,118
Less: Reserve for debt service	(10,842,765)
Net total outstanding debt	<u>\$182,808,353</u>

Legal debt margin **\$ 236,096,245**

(1) Per F.S. 193.155, the reassessed value shall not exceed the lower of a) 3% of the assessed value of the property for the prior year; or b) the percentage change in the CPI.

(2) Per F.S. 193.1554 & 193.1555, the reassessed value may not exceed 10% of the assessed value of the property for the prior year.

(3) Per F.S. 193.461, no lands shall be classified as agricultural lands unless a return is filed on or before March 1st of each year.

(4) Per F.S. 193.621, the reassessed value may not be greater than its market value as salvage.

City of Pembroke Pines, Florida

**Property Assessed Value, Outstanding Debt,
Legal Debt Limit, Debt Management Policies
and Covenants
September 30, 2025**

Legal Debt Limit:

There are no direct limitations imposed by the Florida Constitution or the Florida Statutes on the amount of debt that the City can issue.

Debt Management Policies:

On November 1, 2006, the City of Pembroke Pines adopted Ordinances No. 1560 and No. 1561, creating a "Debt Management Policy" and a "Derivative Debt Management Policy" respectively for the City, and amending Chapter 33 of the Code of Ordinances of the City by specifically creating Section 33.65, entitled "Debt Management Policy" and Section 33.66, entitled "Derivative Debt Management Policy," respectively.

The **Debt Management Policy** provides structure and regulation to the City's debt process, and the following limitations on the City's indebtedness:

- A. Target Limitations on Unlimited Tax General Obligation Indebtedness. The City shall, as a matter of policy, conduct its finances so that the amount of direct unlimited tax general obligation (UTGO) debt outstanding at any time that is subject to approval by the voters (excluding long-term, non-self-supporting leases) does not exceed 1.5% of the City's total taxable assessed valuation.
- B. Target Limitations on Non-Self-Supporting Limited Tax General Obligation Indebtedness and Lease-Purchase Obligations. The City shall, as a matter of policy, conduct its finances so that the amount of direct, non-self-supporting, limited tax general obligation (LTGO) debt and lease-purchase obligations outstanding at any time that are not subject to approval by the voters does not exceed 1.5% of the City's total taxable assessed valuation. Furthermore, the City shall strive to limit the annual debt service requirements on these obligations to an amount that is not greater than 10% of annual General Fund and Debt Service Fund revenues.

These limitations apply to debt obligations issued with a specific LTGO pledge, and obligations that are in effect secured by a LTGO pledge and are not self-supporting.

- C. Target Limitations on Lease-Purchase Financing of Equipment and Furnishings. The City may enter into short-term lease-purchase obligations to finance the acquisition of capital equipment and furnishings with estimated useful lives of less than 10 years. Outstanding lease-purchase obligations issued to finance capital equipment and furnishings shall not exceed 0.25% of the City's total taxable assessed valuation. Repayment of these lease-purchase obligations shall occur over a period not to exceed the useful life of the underlying asset or in any case no longer than 10 years from the dated date of such obligations. The Finance Department shall be responsible for developing procedures for use by City Departments interested in participating in lease-purchase programs, and for setting repayment terms and amortization schedules, in consultation with participating departments.

City of Pembroke Pines, Florida

**Property Assessed Value, Outstanding Debt,
Legal Debt Limit, Debt Management Policies
and Covenants (Continued)
September 30, 2025**

- D. Limitations on General Fund Loan Guarantees and Credit Support. As part of the City's financing activities, General Fund resources may be used to provide credit support or loan guarantees for public or private developments that meet high-priority City needs. Before such General Fund commitments are made, specific policy goals and objectives that determine the nature and type of projects qualifying for such support, and specific limitations to be placed on the maximum amount of General Fund resources pledged to such projects, shall be developed. The City Manager and Finance Director shall be responsible for coordinating the development of such policies and goals, which shall not take effect until the City Commission approves. General Fund loan guarantees shall be subject to the overall debt limitations set forth in B, above.

Recognizing the limited capacity of the City's General Fund to support both ongoing operating programs and secure long-term debt obligations, the use of the General Fund to secure such obligations must first be approved by the Finance Director and the City Manager. Key factors that will be considered in determining whether or not the General Fund should be used to secure a particular debt obligation will include one or more of the following:

1. Demonstration of underlying self-support, thus limiting potential General Fund financial exposure.
 2. Use of General Fund support as a transition to a fully stand-alone credit structure, whereby interim use of General Fund credit support reduces borrowing costs and provides a credit history.
 3. General Fund support is determined by the City Commission to be in the City's overall best interest.
 4. General Fund support is justified to achieve a specific public benefit for the residents of the City as recommended by the City Manager and approved by the City Commission.
- E. Target Limitations on the Issuance of Revenue-Secured Debt Obligations. The City shall seek to finance the capital needs of its revenue-producing enterprise activities through the issuance of revenue-secured debt obligations. Prior to issuing revenue-secured debt obligations, City Departments, in consultation with the Finance Director, will develop financial plans and projections showing the feasibility of the planned financing, the required rates and charges needed to support the planned financing, and the impact of the planned financing on ratepayers, property owners, City Departments, and other affected parties. The amount of revenue-secured debt obligations issued will be limited by the feasibility of the overall financing plan as determined by the Finance Director in consultation with the Financial Advisor.

Revenue-secured debt obligations must first be reviewed and approved by the Finance Director before being issued.

City of Pembroke Pines, Florida

**Property Assessed Value, Outstanding Debt,
Legal Debt Limit, Debt Management Policies
and Covenants (Continued)
September 30, 2025**

The Derivative Debt Management Policy establishes guidelines for the use and management of all interest rate exchange agreements incurred in connection with the incurrence of debt obligations.

Covenants:

The City is also governed by the covenants of individual revenue bonds if the City plans to issue additional parity bonds. The covenants are as follows:

Capital Improvement Revenue Refunding Bonds, Series 2010

Additional bonds and additional parity franchise revenue bonds payable from the pledged revenues may be issued only for acquisitions or construction of additions, extensions or improvements to the Project, or for refunding of bonds, and only if the pledged revenues for the preceding fiscal year equal at least 125% of the maximum bond debt service requirement on all existing and proposed parity bonds.

Consolidated Utility System Revenue Bonds, Series 2010

Additional Parity Obligations shall be issued after the amount of the Net Revenues derived for any consecutive twelve (12) months out of the preceding twenty-four (24) months preceding the date of issuance of the proposed Additional Parity Obligations (the "Test Period") adjusted as provided in Resolution No. 3287, is equal to and not less than one hundred twenty percent (120%) of the Maximum Bond Service Requirement becoming due in any Bond Year thereafter on all existing and proposed Additional Parity Obligations.

***Taxable Communications Services Tax Revenue Bonds, Series 2013, and
Taxable Communications Services Tax Revenue Bonds, Series 2014***

Additional parity bonds payable from the pledged revenues may be issued only if the pledged revenues for the most recent full fiscal year equal at least 120% of the maximum bond debt service requirement on all existing and proposed parity bonds.

Public Improvement Revenue Bonds, Series 2014

Additional parity bonds payable from the pledged revenues may be issued for acquisition or construction of capital improvements in the City, or for refunding of bonds, and only if the pledged revenues for the most recent full fiscal year equal at least 125% of the maximum bond debt service requirement on all existing and proposed parity bonds.

City of Pembroke Pines, Florida

**Property Assessed Value, Outstanding Debt,
Legal Debt Limit, Debt Management Policies
and Covenants (Continued)
September 30, 2025**

Capital Improvement Revenue Refunding Bonds, Series 2017

Additional parity franchise revenue bonds payable from the pledged revenues may be issued only if the pledged revenues for such preceding fiscal year equal at least 125% of the maximum bond debt service requirement on all existing and proposed parity franchise revenue bonds.

***Capital Improvement Revenue Bonds, Series 2019A, and
Taxable Capital Improvement Revenue Bonds, Series 2019B***

Additional debt from Non-Ad Valorem revenues may be issued only if the average of actual Non-Ad Valorem revenues for the prior two fiscal years cover the maximum annual debt service on the bonds and such debt by at least 1.50x.

City of Pembroke Pines, Florida
Debt Service Coverage – Electric Public Service Tax

Public Improvement Revenue Bonds, Series 2004A; Public Improvement Revenue Bonds, Series 2004B;
Public Improvement Revenue Refunding Bonds, Series 2006; Public Improvement Revenue Refunding Bonds, Series 2014;
and Public Improvement Revenue Refunding Bonds, Series 2016

Debt Service Requirements (1)									
Fiscal Year	Pledged Revenues	% Change	2004A Public Improvement Revenue Bonds	2004B Public Improvement Revenue Bonds	2006 Public Improvement Revenue Refunding Bonds	2014 Public Improvement Revenue Refunding Bonds	2016 Public Improvement Revenue Refunding Bonds	Total	Coverage
	(2)		(4)	(4)	(5)	(3)	(3)		
2016	\$ 10,772,091	1.5%	\$ -	\$ -	\$3,296,675	\$2,122,056	\$ -	\$ 5,418,731	1.99
2017	11,002,694	2.1%	-	-	-	2,193,381	110,017	2,303,398	4.78
2018	11,452,361	4.1%	-	-	-	2,178,356	2,980,644	5,159,000	2.22
2019	11,574,231	1.1%	-	-	-	2,176,606	3,021,949	5,198,555	2.23
2020	11,745,620	1.5%	-	-	-	2,182,106	3,027,331	5,209,437	2.25
2021	11,849,134	0.9%	-	-	-	2,180,706	3,021,895	5,202,601	2.28
2022	12,371,348	4.4%	-	-	-	2,171,931	3,023,957	5,195,888	2.38
2023	14,399,714	16.4%	-	-	-	2,182,431	3,019,999	5,202,430	2.77
2024	15,030,990	4.4%	-	-	-	2,175,306	-	2,175,306	6.91
2025	15,204,926	1.2%	-	-	-	2,172,681	-	2,172,681	7.00

Coverage of Estimated Combined Maximum Annual Debt Service:

Electric Public Service Tax – Most Recent Fiscal Year

\$ 15,204,926

Combined Maximum Annual Debt Service (6)

2,184,731

Coverage (7)

6.96

(1) Exclude paying agent fees.

(2) Pledged revenues consist of the Electric Franchise Fees on an even parity for all issues.

(3) No statistics are available prior to the year of bond issuance.

(4) Refunded by the Public Improvement Revenue Refunding Bonds, Series 2014.

(5) Refunded by the Public Improvement Revenue Refunding Bonds, Series 2016 (PIRR 2016).

(6) The greatest amount of aggregate Bond Service Requirements for the then current or any future Fiscal Year.

(7) The pledged revenues for the most recent fiscal year must equal at least 125% of the maximum debt service requirement on all existing and proposed parity bonds.

City of Pembroke Pines, Florida
Debt Service Coverage – Electric Franchise Fees

Capital Improvement Revenue Refunding Bonds, Series 2006; Capital Improvement Revenue Bonds (Phase II of Forman Senior Housing Project), Series 2007;
Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2008; Capital Improvement Revenue Refunding Bonds, Series 2010;
Variable Rate Capital Improvement Revenue Refunding Bonds (Susan B. Anthony Center), Series 2016;
and Variable Rate Capital Improvement Revenue Refunding Bonds, Series 2017

Debt Service Requirements (1)										
Fiscal Year	Pledged Revenues	% Change	2006 Capital Improvement Revenue Refunding Bonds	2007 Capital Improvement Revenue Bonds	2008 Variable Rate Capital Imp. Revenue Refunding Bonds	2010 Capital Improvement Revenue Refunding Bonds	2016 Variable Rate Capital Imp. Revenue Refunding Bonds	2017 Capital Improvement Revenue Refunding Bonds	Total	Coverage
	(2)		(4) (7)	(4) (7)	(5) (6)	(3)	(3)	(3)		
2016	\$ 8,292,391	-3.3%	\$ 3,361,088	\$ 1,716,563	\$ 324,880	\$ 703,538	\$ -	\$ -	\$ 6,106,069	1.36
2017	8,507,143	2.6%	3,369,963	1,714,013	-	703,784	330,110	-	6,117,870	1.39
2018	8,419,672	-1.0%	-	-	-	707,676	335,388	4,640,311	5,683,375	1.48
2019	8,431,652	0.1%	-	-	-	705,234	333,628	4,570,038	5,608,900	1.50
2020	8,360,987	-0.8%	-	-	-	706,284	339,034	4,554,288	5,599,606	1.49
2021	8,621,770	3.1%	-	-	-	706,141	345,283	4,565,988	5,617,412	1.53
2022	10,066,524	16.8%	-	-	-	708,345	351,365	4,542,963	5,602,673	1.80
2023	11,430,104	13.5%	-	-	-	708,938	359,265	4,529,213	5,597,416	2.04
2024	10,881,534	-4.8%	-	-	-	707,946	433,377	4,532,838	5,674,161	1.92
2025	11,044,490	1.5%	-	-	-	827,893	505,208	4,420,962	5,754,063	1.92

Coverage of Estimated Combined Maximum Annual Debt Service:

Electric Franchise Fees – Most Recent Fiscal Year	\$ 11,044,490
Combined Maximum Annual Debt Service (5)	5,754,063
Maximum Debt Service Coverage (8)	1.92

(1) Exclude paying agent fees and variable rate bond fees.

(2) Pledged revenues consist of the Electric Franchise Fees on an even parity for all issues.

(3) No statistics are available prior to the year of bond issuance.

(4) A portion of this bond issue advance refunded a portion of the Capital Improvement Revenue Bonds, Series 1999.

(5) The greatest amount of aggregate Bond Service Requirements for the then current or any future Fiscal Year.

The 2008 Variable Rate Capital Improvement Revenue Refunding Bonds' maximum annual debt service is based on the seven-year term (from September 30, 2016) Direct Purchase fixed rate in effect which is 1.66%. Effective September 28, 2023, the new bank period rate is 3.87% for a five (5) year period through September 28, 2028.

(6) Refunded by the Variable Rate Capital Improvement Revenue Refunding Bonds, Series 2016.

(7) Refunded to the Capital Improvement Revenue Bonds, Series 2017.

(8) The pledged revenues for the most recent fiscal year must equal at least 125% of the maximum debt service requirement on all existing and proposed parity bonds.

City of Pembroke Pines, Florida
Debt Service Coverage – Communications Services Tax and Water Public Service Tax

Taxable Communications Services Tax Revenue Bonds, Series 2003A; Taxable Communications Services Tax Revenue Bonds, Series 2004;
Taxable Communications Services Tax Revenue Bonds, Series 2013; and Taxable Communications Service Tax Revenue Bonds, Series 2014.

Debt Service Requirements (1)									
Fiscal Year	Communication Services Tax	Public Service Tax Water	Total Pledged Revenues	% Change	2004 Taxable Communications Services Tax Revenue Bonds	2013 Taxable Communications Services Tax Revenue Bonds	2014 Taxable Communications Services Tax Revenue Bonds	Total	Coverage
			(2)		(4)	(3)	(3)		
2016	\$ 5,545,281	\$ 1,980,528	\$ 7,525,809	-8.3%	\$ -	\$ 2,857,591	\$ 3,087,204	\$ 5,944,795	1.27
2017	5,254,642	2,054,780	7,309,422	-2.9%	-	2,851,210	3,174,313	6,025,523	1.21
2018	5,131,400	2,483,104	7,614,504	4.2%	-	2,845,404	3,167,482	6,012,886	1.27
2019	4,583,688	2,577,221	7,160,909	-6.0%	-	2,841,173	3,160,801	6,001,974	1.19
2020	4,357,078	2,587,371	6,944,449	-3.0%	-	2,840,187	3,160,213	6,000,400	1.16
2021	4,388,336	2,676,024	7,064,360	1.7%	-	2,837,531	3,156,675	5,994,206	1.18
2022	4,584,481	2,755,752	7,340,233	3.9%	-	2,832,555	3,150,650	5,983,205	1.23
2023	4,801,426	2,837,087	7,638,513	4.1%	-	2,830,701	3,148,094	5,978,795	1.28
2024	4,667,601	2,994,981	7,662,582	0.3%	-	2,823,222	3,149,364	5,972,586	1.28
2025	4,741,658	3,206,805	7,948,463	3.7%	-	2,824,932	3,139,715	5,964,647	1.33

Coverage of Estimated Combined Maximum Annual Debt Service:

Communications Services Tax and Water Public Service Tax - Most Recent Fiscal Year	\$ 7,948,463
Combined Maximum Annual Debt Service (5)	5,964,647
Maximum Debt Service Coverage (6)	1.33

- (1)** Exclude paying agent fees.
- (2)** Pledged revenues consist of Communications Services Tax and Water Public Service Tax on an even parity for both issues. Water Public Service Tax is subject to release when Communications Services Tax revenues is greater than or equal to 1.30 times the Maximum Bond Service Requirement on all Bonds then Outstanding for the two Fiscal Years immediate preceding such release. As of 9/30/2024, Communications Services Tax revenues was 0.80 times the Maximum Bond Service Requirement on all Bonds then Outstanding, and was less than the 1.30 required coverage ratio.
- (3)** Refunded by the Taxable Communications Services Tax Revenue Bonds, Series 2013.
- (4)** Refunded by the Taxable Communications Services Tax Revenue Bonds, Series 2014.
- (5)** The greatest amount of aggregate Bond Service Requirements for the then current or any future Fiscal Year.
- (6)** To issue additional parity bonds, the pledged revenues for the most recent fiscal year must equal at least 120% of the maximum debt service requirement on all existing and proposed parity bonds.

City of Pembroke Pines, Florida
Debt Service Coverage – Net Revenues of the Consolidated Utility System

Consolidated Utility System Revenue Bonds, Series 2010

Debt Service Requirement and Reserve for Renewal, Replacement, and Improvement (RR&I) Requirement							
Fiscal Year	Pledged Revenues	% Change	Debt Service Requirement	Reserve for Renewal, Replacement, and Improvement (RR&I) Requirement	Total Requirement	Debt Service Coverage	Debt Service and RR&I Coverage
(2)	(1)		(3)				
2016	\$13,061,017	41.5%	\$1,049,539	\$2,315,586	\$3,365,125	12.44	3.88
2017	15,928,695	22.0%	1,048,790	2,611,893	3,660,683	15.19	4.35
2018	14,544,878	-8.7%	1,048,015	3,091,083	4,139,098	13.88	3.51
2019	20,340,717	39.8%	1,047,214	3,074,873	4,122,087	19.42	4.93
2020	6,826,536	-66.4%	1,046,382	3,290,841	4,337,223	6.52	1.57
2021	9,160,398	34.2%	1,055,687	2,968,729	4,024,416	8.68	2.28
2022	13,499,631	47.4%	1,055,153	2,950,202	4,005,355	12.79	3.37
2023	8,787,136	-34.9%	1,043,703	3,487,962	4,531,665	8.42	1.94
2024	14,233,210	62.0%	1,042,760	3,698,377	4,741,137	13.65	3.00
2025	18,644,039	31.0%	1,041,775	3,982,199	5,023,974	17.90	3.71

Coverage of Estimated Combined Maximum Annual Debt Service:

Net Revenues of the Consolidated Utility System - Most Recent Fiscal Year	\$18,644,039
Maximum Annual Debt Service (3)	1,052,826
Maximum Debt Service Coverage (4)	17.71

(1) Pledged revenues consist of net revenues of the Consolidated Utility System.

(Refer to Note 10. LONG-TERM DEBT under Consolidated Utility System Revenue Bonds, Series 2010 for details)

(2) No statistics are available prior to the year of bond issuance.

(3) The greatest amount of aggregate Bond Service Requirements for the then current or any future Fiscal Year.

(4) To issue additional parity bonds, the pledged revenues for the most recent fiscal year must equal at least 120% of the maximum debt service requirement on all existing and proposed parity bonds.

City of Pembroke Pines, Florida
Debt Service Coverage – Anti-Dilution Test
Capital Improvement Revenue Bonds, Series 2019A, and
Taxable Capital Improvement Revenue Bonds, Series 2019B

LEGALLY AVAILABLE

<u>NON-AD VALOREM REVENUES</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Taxes:			
Public Service Tax – Electric	\$ 14,399,714	\$ 15,030,990	\$ 15,204,926
Public Service Tax – Water	2,837,087	2,994,981	3,206,805
Communication services tax	4,801,426	4,667,601	4,741,658
Local business tax – City	3,282,418	3,460,930	3,860,467
Intergovernmental Revenues:			
Local government 1/2 cent sales tax	14,296,322	13,521,799	13,008,159
Revenue sharing trust funds	7,211,251	6,914,994	6,970,815
Permits, Fees, and Licenses:			
Franchise fees – Electric	11,430,104	10,881,534	11,044,490
Franchise fees – Other	3,509,113	4,246,588	4,498,298
Building Permits (4)	847,421	1,455,482	1,925,219
Charter School revenues (2)	5,715,802	5,753,549	5,965,377
Charges for services:			
General Government	22,331,106	24,806,122	27,517,830
Public Safety	10,551,851	11,785,000	11,003,715
Culture/Recreation	7,972,511	8,805,104	8,292,212
Miscellaneous Revenues:			
Interest Income	7,817,841	12,253,752	10,247,312
Rental revenues (3)	6,020,002	6,433,223	6,193,484
Total Sources of Legally Available			
Non-Ad Valorem Revenues	\$ 123,023,969	\$ 133,011,649	\$ 133,680,767

Anti-Dilution Test

	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Average</u>
Total Non-Ad Valorem Revenues	\$ 123,023,969	\$ 133,011,649	\$ 133,680,767	\$ 129,905,462
Maximum Annual Debt Service (5)				19,511,779
Coverage (6)				6.66

(1) Based on audited financial information

(2) Charter School revenues only includes lease payments to the City for the debt service payments based on City's fiscal year.

(3) Rental revenues excludes housing rental.

(4) Net of contracted services fees

(5) Maximum Annual Debt Service to come due during any Bond Year of the Issuer on the Outstanding Bonds.

(6) To issue additional debt, Non-Ad Valorem revenues shall cover Maximum Annual Debt Service on the Bonds and such Debt by at least 1.5x.

City of Pembroke Pines, Florida
Schedule of Debt Service on Outstanding Bonds as of September 30, 2025

										Business-type	
										Activities	Combined Activities
	Capital Improv Charter Sch Bonds Series 2019A & B	Refunding Capital Improv Series 1999	Refunding Firefighters Pension Series 2003A	Refunding Police Officers & General Employees Pension Series 2004	Refunding Senior Housing Tower I & II 2004A & 2004B	Refunding 2005 GO Bonds and Partial 2007 GO Bonds	Refunding Susan B. Anthony Center 2005 Bonds	Various Capital Projects & Advance Refunding Cap Imprv, Series 2006 & 2007	Consolidated Utility System Project		
Type of Bonds	<u>\$62,620,000</u>	<u>\$8,545,700</u>	<u>\$35,300,000</u>	<u>\$41,540,000</u>	<u>\$29,040,000</u>	<u>\$76,045,000</u>	<u>\$7,636,000</u>	<u>\$45,960,000</u>	<u>\$12,300,000</u>		
Revenue	Charter School	Capital Improv. Refunding	Taxable Comm. Services Tax Refunding	Taxable Comm. Services Tax Refunding	Public Improv. Refunding		Variable Rate Cap Improv. Refunding	Capital Improv. Refunding	Consolidated Utility System		
General Obligation						General Obligation	(1)				
Fiscal Y/E											Total Debt Service/
Sep 30	Series 2019	Series 2010	Series 2013	Series 2014	Series 2014	Series 2015	Series 2016	Series 2017	Series 2010		Principal
2026	4,261,905	827,124	2,820,253	3,139,234	2,171,681	5,064,867	508,178	4,418,463	1,052,826		24,264,531
2027	5,636,025	829,084	2,818,689	3,132,980	2,172,056	5,426,000	510,607	4,412,338	-		24,937,779
2028	5,684,400	-	2,815,086	3,131,112	2,184,731	5,429,500	514,455	2,325,588	-		22,084,872
2029	5,679,650	-	2,809,437	3,128,153	2,174,953	5,429,500	517,684	2,320,463	-		22,059,840
2030	5,686,650	-	2,802,421	3,128,602	2,176,625	5,430,750	521,275	2,345,162	-		22,091,485
2031	5,694,400	-	2,799,073	3,117,365	2,165,000	5,427,750	525,188	2,340,988	-		22,069,764
2032	6,302,400	-	2,793,378	3,119,833	2,159,875	5,430,250	529,385	2,338,800	-		22,673,921
2033	6,310,150	-	2,789,904	3,116,183	2,155,375	5,427,500	533,828	1,195,932	-		21,528,872
2034	6,315,650	-	2,788,074	3,106,412	2,165,850	5,429,250	538,477	1,185,374	-		21,529,087
2035	6,298,400	-	-	-	2,154,850	5,429,750	542,313	1,189,250	-		15,614,563
2036	6,273,800	-	-	-	-	5,428,500	547,298	1,185,500	-		13,435,098
2037	6,273,250	-	-	-	-	-	552,374	1,189,000	-		8,014,624
2038	6,307,600	-	-	-	-	-	557,502	-	-		6,865,102
2039	-	-	-	-	-	-	561,662	-	-		561,662
Total debt service	\$ 76,724,280	\$ 1,656,208	\$ 25,236,315	\$ 28,119,874	\$ 21,680,996	\$ 59,353,617	\$ 7,460,226	\$ 26,446,858	\$ 1,052,826		\$ 247,731,200
Principal outstanding FY 2024	\$ 57,790,000	\$ 1,589,400	\$ 19,785,000	\$ 23,095,000	\$ 17,610,000	\$ 44,890,000	\$ 5,732,000	\$ 22,125,000	\$ 1,034,718		\$ 193,651,118

(1) Based on the 3.87% five-year term through September 30, 2028. Direct Purchase fixed rate in effect at the financial statement date (September 30, 2023) per GASB Statement No. 38, paragraph 10.

**City of Pembroke Pines, Florida
School Enrollment**

	Fiscal Year									
	<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>	<u>2025</u>
College/University: (1)										
Broward College										
Pines Center – Academic Village (5)	1,402	1,200	1,067	1,001	93	46	-	-	-	-
South Campus / Pembroke Pines	<u>11,287</u>	<u>10,831</u>	<u>10,750</u>	<u>9,768</u>	<u>10,394</u>	<u>16,547</u>	<u>11,123</u>	<u>11,120</u>	<u>11,802</u>	<u>12,085</u>
Total College/University Enrollment	<u>12,689</u>	<u>12,031</u>	<u>11,817</u>	<u>10,769</u>	<u>10,487</u>	<u>16,593</u>	<u>11,123</u>	<u>11,120</u>	<u>11,802</u>	<u>12,085</u>
High Schools: (2)										
Pembroke Pines Charter High School	2,015	2,043	2,048	2,098	2,101	2,100	2,109	2,106	2,125	2,146
Flanagan	2,759	2,575	2,542	2,482	2,541	2,531	2,554	2,361	2,248	2,175
Somerset Academy Charter High School	948	886	1,049	1,204	1,438	1,464	1,561	1,533	1,471	1,546
West Broward High School	2,742	2,810	2,743	2,677	2,609	2,601	2,573	2,542	2,552	2,493
Somerset Conservatory	143	132	164	186	392	391	350	384	403	382
Total High School Enrollment	<u>8,607</u>	<u>8,446</u>	<u>8,546</u>	<u>8,647</u>	<u>9,081</u>	<u>9,087</u>	<u>9,147</u>	<u>8,926</u>	<u>8,799</u>	<u>8,742</u>
Middle Schools: (2)										
Pines Middle School	1,035	938	891	859	740	701	618	638	696	719
Silver Trail Middle	1,491	1,528	1,497	1,532	1,472	1,403	1,291	1,267	1,235	1,145
Walter C. Young	1,111	1,154	1,134	1,116	1,036	1,029	908	858	699	671
Somerset Academy Charter Middle School	745	746	904	1,026	1,142	1,016	1,082	1,068	1,071	1,080
Pembroke Pines Charter Middle School (West/Central)	1,305	1,304	1,288	1,326	1,329	1,335	1,333	1,331	1,325	1,345
Franklin Academy A&B	408	451	495	420	438	427	452	433	443	432
Broward Charter School of Science & Technology	96	84	87	98	106	124	119	133	139	127
Total Middle School Enrollment	<u>6,191</u>	<u>6,205</u>	<u>6,296</u>	<u>6,377</u>	<u>6,263</u>	<u>6,035</u>	<u>5,803</u>	<u>5,728</u>	<u>5,608</u>	<u>5,519</u>
Elementary Schools: (2)										
Pembroke Pines	569	581	588	623	572	578	603	610	628	543
Pembroke Lakes	662	689	733	762	708	691	666	651	642	621
Pines Lakes	569	576	536	553	521	561	488	462	422	397
Pasadena Lakes	532	531	534	532	495	471	479	483	499	464
Palm Cove	672	672	632	510	430	471	435	432	411	376
Chapel Trail	829	829	814	833	857	842	768	662	619	549
Silver Palms	655	621	630	579	511	512	467	463	468	415
Panther Run	547	574	560	505	433	413	379	376	346	297
Lakeside	791	769	760	704	653	647	646	596	524	489
Somerset Academy Charter Elementary	945	928	927	1,013	983	973	981	993	995	1,002
Pembroke Pines Charter Elem (East/West/Central)	1,909	1,900	1,889	1,914	1,896	1,885	1,891	1,897	1,884	2,039
Pembroke Pines/FSU Charter Elementary	672	679	674	694	700	699	698	698	698	709
Franklin Academy A	743	746	882	766	766	899	940	920	903	889
Kidz Choice Charter (4)	174	214	187	-	-	-	-	-	-	-
Charter School of Excellence @ Davie 2 (3)	27	-	-	-	-	-	-	-	-	-
Atlantic Montessori Charter School	123	135	140	127	127	112	98	87	84	60
Broward Charter School of Science & Technology	182	178	234	222	199	206	209	208	231	209
Renaissance Charter School at Pines	835	779	842	953	812	690	908	842	755	688
Total Elementary School Enrollment	<u>11,436</u>	<u>11,401</u>	<u>11,562</u>	<u>11,290</u>	<u>10,663</u>	<u>10,650</u>	<u>10,656</u>	<u>10,380</u>	<u>10,109</u>	<u>9,747</u>
Total All Schools	38,923	38,083	38,221	37,083	36,494	42,365	36,729	36,154	36,318	36,093

(1) Broward College - Registrar's Office and FIU Dean of Partnership Center.

(2) Broward County School Board 2013-2022 1st Day Enrollment Count.

(3) Effective FY2017, Charter School of Excellence at Davie 2 is combined with Charter School of Excellence at Davie located in Hollywood, FL.

(4) Effective FY2019, Kidz Choice is a Private School now called Cambridge International Academy

(5) Effective Spring 2022, no classes is offered at Pines Center

**City of Pembroke Pines, Florida
Property Value and Construction (1)
Last Ten Fiscal Years**

<u>Year</u>	<u>Total Permits Issued</u>	<u>Miscellaneous Permits Issued (2)</u>	<u>Valuation</u>	<u>Residential Number of Units</u>	<u>Valuation</u>	<u>Commercial Number of Units</u>	<u>Valuation</u>	<u>Total Value of Construction</u>	<u>Gross Assessed Value (3)</u>
2016	7,264	7,110	\$ 114,938,007	134	\$21,478,982	20	\$ 103,170,457	\$ 239,587,446	\$ 16,053,238,879
2017	8,439	8,157	38,724,193	262	87,600,661	20	191,951,039	318,275,893	17,578,628,055
2018	11,306	11,015	119,728,157	270	114,184,101	21	72,069,999	305,982,257	18,793,239,672
2019	9,518	9,429	181,225,989	73	11,566,937	16	54,249,012	247,041,938	19,824,761,886
2020	7,975	7,910	141,213,682	58	5,547,050	7	11,365,470	158,126,202	21,175,209,482
2021	11,597	11,585	242,164,450	-	-	12	21,224,386	263,388,836	21,820,008,281
2022	8,852	8,736	288,988,217	20	216,683,131	96	19,909,411	525,580,759	22,941,229,131
2023	9,731	9,547	225,948,547	7,727	166,281,024	2,004	160,015,056	552,244,627	26,464,598,161
2024	9,496	638	7,832,463	7,345	150,927,998	2,138	125,940,575	284,701,036	30,557,094,598
2025	8,505	478	24,676,803	6,413	129,729,838	1,569	173,852,553	328,259,194	32,730,768,318

(1) Source: City of Pembroke Pines Building Department.

(2) Miscellaneous permits include remodeling, partitioning and interior completions.

(3) Assessed value certified by Broward County Property Appraiser at 100% of estimated market value ("just value") as required by State Statute.

City of Pembroke Pines, Florida

General Information

Introduction

The City of Pembroke Pines is a multi-cultural, ethnically diverse, and integrated city, located in the Miami-Fort Lauderdale-Pompano Beach, FL Metropolitan Statistical Area, which is the 8th largest in the country with an estimated population of 6.1million. The population of the City is currently estimated at 171,413 which is the second largest city in Broward County (County). During the year, the City has a mean average annual temperature of 75.4 degrees, which allows many residents and visitors to enjoy a relaxed lifestyle geared to the outdoors. The general terrain of this 34.8-square mile residential city is similar to that of other southwestern County communities. Elevations range from 7 to 8 feet above sea level. Fort Lauderdale and the cruise ship docks at Port Everglades are 45 minutes away northeast, and Miami, 45 minutes south of the City, provides numerous cultural advantages of a larger metropolitan area as well as a major cruise ship port. South of the City is the City of Miramar with its notable Miramar Park of Commerce, to the northwest are the upscale communities of Southwest Ranches and Weston, and northeast is the Town of Davie, home of Nova Southeastern University, the Bergeron Rodeo Grounds, and the exotic Flamingo Gardens. The City also borders Cooper City on the north and the oceanfront city of Hollywood on the east. The City maintains its own top-rated police and fire and rescue departments, provides two sites containing a total of five senior housing apartment buildings, provides other senior-related services, and maintains its own Water Treatment Plant.

Airports

The City has the benefit of being served by a number of airlines, as the Fort Lauderdale-Hollywood International Airport is only a 40-minute drive northeast, and the Miami International Airport, located south of Pembroke Pines, is a little over a 45-minute drive. Palm Beach International Airport can also be reached by a one-and-a-half-hour drive north of the City. The Opa-Locka Airport, a full Fixed-Base Operator (FBO) service executive airport located in North Miami-Dade County is about a 30-minute drive south of the City. Other full-service FBOs include the Boca Raton Airport which is about a one-hour drive northeast of the City, and the City of Fort Lauderdale Executive Airport which is about a 45-minute drive northeast. The North Perry Airport, originally opened in the City by the U.S. Navy in 1943 as a World War II training field, is a general aviation facility open to non-commercial, non-jet aircraft. Facilities include a charter service, aircraft rentals, repair, and fuel for small aircraft, as well as a flight school.

Road and Highway Systems

Road and highway facilities are excellent in the City. Pines Boulevard is the main east-west corridor that connects into the Atlantic Ocean beaches at the east end and into the Everglades at the west end. The City has a complete and adequate network of approximately 460 miles of paved and signalized roadways, in addition to bike paths and sidewalks that meet the latest national standards. The Florida Turnpike passes through the eastern section of the City and provides transportation to the north-central part of the State and as far south as the entrance to the Florida Keys. Interstate 95, which is about 5 miles east of the community, provides alternative north-south transportation to the City and other areas of the southeastern section of Florida. Interstate 75, a north-south controlled-access highway located in the geographic center of the City, provides north-south transportation from Miami to Tampa via the Alligator Alley which crosses the Florida peninsula connecting the Atlantic Ocean's east coast with the Gulf of Mexico's west coast. US 27, a major highway that winds through the central portion of Florida to the state capital in Tallahassee, passes through the western edges of the City.

City of Pembroke Pines, Florida

General Information

Recreation and Cultural Arts

Pembroke Pines offers a wide range of recreational programs and activities for our residents. These include youth soccer leagues and camps throughout the year. The City also operates four neighborhood pools and one competitive Olympic-size pool. Programs offered at these facilities include swimming lessons, water safety instructions, leisure swim time, and other specialized aquatic classes. Pembroke Lakes Golf and Tennis Center offers a wide range of programs for all ages and skill levels. Some of these programs consist of leagues, clinics, tournaments, summer tennis camps, junior tennis after-school programs, special needs programming, total fitness conditioning classes, and introductory clinics for beginners in our summer camps. The City also provides residents with a challenging and well-maintained golf course that meets the standards recommended by the United States Golf Association and conducts year-round clinics for juniors with the purpose of exposing young people to golf. Recreational programs and activities are held for special populations, including people with disabilities, and consist of summer winter, and spring break camps, field trips, socials, participation in Special Olympics, and the county-wide Challenger Baseball and the Miracle League programs. Our Community centers offer a variety of classes and activities. The community centers are available to rent for weddings, parties, and meeting places for non-profit civic organizations and homeowners' associations. The City provides Community Engaging Events to our residents and includes events such as Pines Day, Fourth of July, Booville, and Snowfest.

Pembroke Pines has a robust Cultural Arts Program that promotes diverse arts and cultural activities and events for its residents. The Frank Art Gallery showcases multi-disciplinary inclusive exhibitions and a variety of Arts Education programs. Studio 18 Art Complex attracts beginning and emerging artists to become part of an arts community that offers workshops, lectures, cultural programming, and exhibitions. The River of Grass is home to PPTOPA (Pembroke Pines Theatre of the Performing Arts) which was named "Best Community Theatre in the United States" by Broadway World Magazine and holds annual events such as our Storybook Festival, a summer film festival, and the Symphony of the Americas. Pines Art & Cultural Center provides weekly art, piano, acapella, violin and, and Musical Theatre classes as well as summer and spring break camps and workshops. In addition to our Cultural Facilities, we hold annual events such as Art and Music Fest in the Pines, the Annual Art Competition, Spring into Art & Music Children's Event, and Storywalk in the Pines. Ongoing cultural and educational programming includes Got Culture, the Frank Contemporaries, Coffee & Create, Teen Art Club and Professional Development Arts Workshops. Public Art flourishes with works around our City. The Gateway Sculpture in front of the Charles F. Dodge City Center, large-scale murals on the façade of The Frank Art Gallery, The Charter High School Academic Village swimming pool and Pines Art & Cultural Center the 9/11 Memorial dedicated to the Fallen and our First Responders, and the Traffic Box wraps that have been installed on various corners throughout the City.

Medical Facilities

Healthcare services for the City residents are provided through Memorial Hospital West (located at the northeast corner of Pines Boulevard and Flamingo Road), Memorial Hospital Pembroke (located on the southeast corner of University Drive and Sheridan Street), the Memorial Urgent Care Center (located on the eastern side of Douglas Road, between Pines Boulevard and Pembroke Road), and Memorial Hospital Miramar (located on 172nd Avenue in adjacent Miramar) which serves the western portion of the City. These facilities are all a part of the Memorial Health Care System and offer state-of-the-art diagnostics.

Fifteen minutes north of the City off Interstate 75 is an upscale facility of the world-famous Cleveland Clinic Hospital.

City of Pembroke Pines, Florida

General Information

Memorial Manor is the County's first public, skilled nursing facility. The 120-bed nursing home, located adjacent to the Memorial Urgent Care Center on Douglas Road, provides long-term nursing home care and short-term rehabilitative care.

Educational Facilities

The City of Pembroke Pines is a true pioneer in charter school education. The City currently owns and operates three charter elementary schools, one charter lab elementary school operated in collaboration with Florida State University (FSU), two charter middle schools, and one charter high school that serve approximately 6,032 students. Of this total, the FSU Elementary charter school serves 698 students; the East, West, and Central campus elementary schools serve 1,884 students; the West and Central Campus middle schools serve 1,325 students; and the high school campus which was expanded to include a middle school has 2,125 students. These facilities offer smaller class sizes and complement the already existing public education system provided through the Broward County School District. In addition to the City's municipally run charter schools, within the City are sixteen elementary schools, seven middle schools, and five other high schools. This includes three major charter school systems: Renaissance Charter Schools, Franklin Academy, and Somerset Academy. Two community schools, Broward Community School, and Walter C. Young Community School, offer adult education classes. The City also municipally operates an early development centers for pre-kindergarten children.

In addition, within the City are post-secondary as well as post-graduate institutions. Broward College has two campuses in the City – the South Campus located just east of University Drive on Pines Boulevard, and the Pines Center/Academic Village Campus located on Sheridan Street west of Interstate 75. The campus of the Venezuelan-administered Jose Maria Vargas University is a 24,530-square-foot facility providing educational programs at the certificate, undergraduate, and graduate levels. Keiser University also operates its Pembroke Pines branch campus with a 78,000-square-foot facility offering various associate, undergraduate, and graduate programs. Barry University also maintains a branch campus in the Pines Professional Center in the western portion of the City. Two schools in the adjacent City of Miramar are DeVry University which offers a variety of Certificate Programs, Associate, Bachelor, and Master's Degrees; and a branch of Strayer University, a for-profit school that is accredited by four organizations and caters to working individuals. In 2021, Galen College of Nursing has opened a new state-of-the-art 45,000 square foot campus in Pembroke Pines offering bachelor of science and associate degree in Nursing.

The City is served by three County-operated libraries – the Southwest Regional Library located at the Academic Village, the South Regional Library located at the Broward College South Campus, and the Pembroke Pines Library located at the Walter C. Young Resource Center.

Communications

All principal television networks are received within the City with broadcast stations in Boynton Beach, Fort Lauderdale, Hollywood, Miami, Miramar, Palm Beach Gardens, and West Palm Beach. Cable television is provided to the entire City by Comcast and BellSouth Entertainment, Inc. The City has its own informational cable channel that televises all City Commission (Commission) meetings and provides information such as upcoming events and public service information.

City information can also be accessed through the Internet site, www.ppines.com. On the website, information including Commission meeting dates, trash and recycling schedules, a calendar of events, budget information, and annual and monthly financial statements are available.

City of Pembroke Pines, Florida

General Information

Commercial

The City contains a large and diversified number of retail establishments, including the expansive Pembroke Lakes Mall with its major department stores, including Dillard's, JCPenney, and Macy's plus approximately 159 more stores and restaurants. A stunning addition to the City's retail base is the Shops at Pembroke Gardens, located at Interstate 75 and Pines Boulevard. This complex contains approximately 77 upscale stores and restaurants and is centrally located to serve the residents of the City and neighboring municipalities.

The dynamics of the growth of commercial and residential activities in the City and its surrounding area has resulted in at least seven hotels offering a variety of hospitality suites. Within the City is the Grand Palms Golf and Country Club Resort at Pines Boulevard just west of Interstate I-75 offering upscale lodgings, as well as the Hampton Inn Hotel just east of Interstate I-75 and Sheridan and the adjacent newly-built all-suite Holiday Inn Express Hotel & Suites. Just to the south, east of Interstate I-75 at Miramar Parkway in adjacent Miramar, is the Courtyard by Marriott, the Residence Inn by Marriott, the Hilton Garden Inn, and the Wingate by Wyndham.

Awards and Acknowledgments

Throughout the years, the City of Pembroke Pines has received numerous awards and accolades. Below is a list and brief description of some of these noteworthy achievements in the last 10 years:

- 2016 – Blue Ribbon School designation, awarded to Pembroke Pines Charter Elementary School by the U.S. Department of Education.
- 2016 – The City received \$500,000 "Cultural Facilities" grant for construction of the Frank Art Gallery from Florida Division of Cultural Affairs.
- 2016 – The City received \$14,368 "General Program Support" grant to support multi-disciplinary arts and engagement activities at the Frank Art Gallery from Florida Division of Cultural Affairs.
- 2016 – The City received \$30,010 in matching grant funds to support "The Feed Your Soul/Nourish Your Neighbor" project from the Community Foundation of Broward.
- 2016 – The City was named 2016 Tree City USA by Arbor Day Foundation.
- 2016 – The City was named "#4 in the Nation for Hispanic Entrepreneurs" by Wallethub.com.
- 2016 – The City was named "2016 Beacon Award Honoree" by Children's Harbor.
- 2016 – The Charter High School was ranked 27th in Florida for the 2017 Beat High Schools Ranking.
- 2016 – The Technology Services Department won "Excellence in Construction 2016."
- 2017 – The City was named 2017 Tree City USA by Arbor Day Foundation.
- 2017 – The City was named "#3 in the Nation for Hispanic Entrepreneurs" by Wallethub.com.
- 2017 – The City received the "Outstanding Achievement Large City 2017 City Livability Award" in support of the Creative Placemaking at the Charles F. Dodge City Center.
- 2017 – The City was named "#5 Best Place to Raise a Family in Florida" by SmartAsset.com
- 2018 – Mayor Frank Ortis received a "Certificate of Appreciation" from the Honor Flight of South Florida.
- 2018 – The City was certified as a "Wildlife Habitat Community" by the National Wildlife Federation.
- 2018 – The City ranked "#29 Safest City in America" by the Wallet Hub Survey.
- 2018 – The City ranked "#6 Best City for Hispanic Entrepreneurs" by the Wallet Hub Survey.
- 2018 – The City ranked "#35 Best Place to Raise a Family" by the Wallet Hub Survey.

City of Pembroke Pines, Florida

General Information

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- 2018 – Mayor Frank Ortis received the “Home Rule Hero Award” from the Florida League of Cities.
- 2019 – The City was named “2019 Tree City USA” by Arbor Day Foundation.
- 2019 – The City was recognized for its “Platinum Level Sponsorship” by the American Cancer Society “Relay for Life”.
- 2019 – The City ranked “#12 Best City to Retire”, “#10 Best City to Relocate”, and #2 Best City for Hispanic Entrepreneurs” by the Wallet Hub Survey.
- 2019 – The City ranked “#32 Best Suburb to Raise a Family in the Miami area” by Nuche.com.
- 2019 – The City was presented with the “Diamond Award” for the commitment to excellence in Education by KAPOW.
- 2019 – Mayor Frank Ortis received a “Certificate of Appreciation” for his continued efforts in the fight to cure breast cancer from the Church of God, Pembroke Pines.
- 2019 – Mayor Frank Ortis was presented with a “Home Rule Hero Certificate” for being a champion in the defense and protection of municipal Home Rule by the FLC.
- 2020 – Mayor Frank Ortis was recognized by the Florida League of Cities with the
- 2020 Home Rule Hero Award for his tireless efforts throughout the legislative session.
- 2020 – The City of Pembroke Pines was recognized by FISP (Florida Initiative for Suicide Prevention) for sponsoring the 15th Annual FISP Gala on February 21, 2020.
- 2020 – City of Pembroke Pines received the 2020 Partner Award from KAPOW.
- 2020 – City of Pembroke Pines was named 2020 Tree City USA by the Arbor Day Foundation.
- 2020 – The Pembroke Pines Charter High School was ranked #10 Charter High School in Florida by Niche, an online school analysis website.
- 2020 – Mayor Frank Ortis was recognized at the 42nd Foundation Day in celebration of Dale View & Dr. Kalam Smriti International.
- 2020 – Wallethub.com listed the City of Pembroke Pines as the 20th Happiest City in America on 3/9/2020.
- 2020 – The Finance Department received the DISTINGUISHED BUDGET AWARD from the GOVERNMENT FINANCE OFFICERS ASSOCIATION (“GFOA”) on 10/1/2020.
- 2021 – Mayor Frank Ortiz was recognized by the Florida League of Cities with the 2021 Home Rule Hero Award for his tireless efforts throughout the legislative session.
- 2021 – City of Pembroke Pines received the 2021 Partner Award from KAPOW.
- 2021 – City of Pembroke Pines was named 2021 Tree City USA by the Arbor Day Foundation.
- 2021 – Wallethub.com listed the City of Pembroke Pines as the #1 Place to Raise a Family in June 2021.
- 2021 – Move Buddha listed the City of Pembroke Pines as the top 3 Most Popular Large Cities to move to in the State of Florida in July 2021.
- 2021 – Mayor Frank C. Ortis was honored when the Century Village Secret Garden Board dedicated a walkway in his name. The Secret Garden is a half-acre Butterfly Garden, Botanical Garden, Urban Food Garden, and Bird Sanctuary that was credited over the last 14 years by senior citizen volunteers in Century Village and is a two-time winner of the City of Pembroke Pines Natalie Belmonte Great Yards Award. Feb 2021
- 2021 – A Tribute was presented by State Representative Robin Bartleman (District 104) at a City Commission Meeting to thank the many employees of the City of Pembroke Pines, staff, and volunteers of Feeding South Florida for their tireless dedication in ensuring that residents did not live with hunger throughout the pandemic. – August 2021
- 2021 – The Pembroke Pines Charter Middle School West Campus Modern Movement Club recently participated in the LEAD4CHANGE challenge and received \$500 to continue to make a difference in the community through dance. October 2021
- 2021 – According to realtor.com, the City of Pembroke Pines ranked #8 in the top 11 Best Family-Friendly Suburbs for 2021.

City of Pembroke Pines, Florida

General Information

- 2021 – The Florida League of Cities presented Mayor Frank C. Ortis with the John Land Years of Service Awards in recognition of 25 Years of Elected Service.
- 2021 – American Cancer Society “Relay for Life” recognized the City for its Ruby Platinum Level Sponsorship.
- 2022 – FLC Celebrating its 100th Anniversary, recognized Mayor Ortis with a 2022 Home Rule Hero Award for his hard work and advocacy effects during the 2022 Legislative Session.
- 2022 – Mayor Ortis was inducted into the 38th Annual Dr. Nan S. Hutchison Broward Senior Hall of Fame by the Area Agency on Aging of Broward County.
- 2022 – For the 30th Consecutive Year, the City of Pembroke Pines has been named a Tree City USA by the Arbor Day Foundation.
- 2022 – The Pembroke Pines Charter High School Robotics Team won 1st place in the Mayor Wayne M. Messam Aviation Expo.
- 2022 – The Pembroke Pines FSU Elementary School celebrated its 20th-year Anniversary. Certificate of Recognition to the Mayor Ortis/City of Pembroke Pines for the Title Sponsorship @ the Florida MIA 4th Annual “As We Honor Her” Spring Gala.
- 2022 – Mayor Ortis received an honorary Celebrity Belt during the Celebrity Boxing Event @ City Center
- 2022 – Mayor Ortis was appointed as Chair for the FLC Trustee Florida Municipal Insurance Trust Committee
- 2022 – Mayor Ortis was appointed as Chair of the FLC Trustee Florida Municipal Construction Insurance Trust Committee
- 2022 – Mayor Ortis is on the FLC Florida Municipal Loan Council Trustee Committee.
- 2022 – Mayor Ortis was appointed as Chair for the Broward County MPO Executive and BOD Committees.
- 2022 – Mayor Ortis was appointed to the United State Conference of Mayor’s Advisory Board.
- 2022 – Mayor Ortis is appointed to the Florida League of Cities Legislative Policy Committee, Advocacy Committee, and Fast Action Strike Team (FAST).
- 2023 – FLC recognized Mayor Ortis with a 2023 Home Rule Hero Award for his hard work and advocacy effects during the 2022 Legislative Session.
- 2023 – For the 31st Consecutive Year, the City of Pembroke Pines has been named a “Tree City USA” by the Arbor Day Foundation.
- 2023 – The Pembroke Pines Charter School’s celebrated their 25th year Anniversary, 1998-2023.
- 2023 – The City of Pembroke Pines Fire Department celebrated it’s 50-year Anniversary, 1973-2023.
- 2023 – Mayor Ortis was given a certificate of Appreciation from the Ancient Order of Hibernians for recognizing March 2023 as Irish American Heritage Month.
- 2023 – Wallet Hub listed that the City of Pembroke Pines as the 3rd Best City for Hispanic Entrepreneurs in 2023.
- 2023 – American Cancer Society “relay for Life” recognized the Mayor’s Gang and the City of Pembroke Pines for their Platinum Level Sponsorship.
- 2023 – Mayor Ortis received a plaque from the FLC Trustee Florida Municipal Insurance Trust Committee in appreciation for his dedication and commitment during his 2022-2023 appointment as Chair.
- 2023 – Mayor Ortis was appointed to the FLC: 2023 Nominating Committee, 2023 Legislative Policy Committee, 2023 Advocacy Committee, 2023 Federal Action Strike Team.
- 2023 – The City’s Finance Department received the Government Finance Officers Association (GFOA) Certificate of Achievement Award for Excellence in Financial Reporting for the 20th consecutive year for the Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2022.

City of Pembroke Pines, Florida

General Information

- 2023 – The Fire Department presented the Phoenix Award to Diana Kule-Thomas for performing resuscitative efforts and for her life savings actions on April 17, 2023.
- 2023 – The Pembroke Pines Charter Middle School Boys' Golf Team won the 2023 Broward County Middle School Athletic Association (MSAA) Boys' Golf Team Championship.
- Pembroke Pines Charter High Schools Celebrates 25 Years!
- Pembroke Pines Charter West Middle School Student (Sasmit Reddy Gonthi) Places 1st in the Florida Essential Mandates Showcase Essay Contest.
- Pembroke Pines Charter High School earned high National and Metro-Area ranking in the 2024 Best High Schools per US News and World Report.
- The Pembroke Pines Charter High School Girls Flag Football Team won their fourth straight District Title and became the first ever regional Final Champions in schools' history.
- The Pembroke Pines Charter High School's robotics team brought home the prestigious Judges Award from the World Championship in Dallas TX.
- The Pembroke Pines Charter High School Varsity team won the class 6A Basketball State Championship. This is the third Championship in five years.
- The Florida Scholastics Press Association (FSPA) annual convention and competition, 40 PPCHS students participated in the event and competed in 50 Categories. The C.H.A.T Newspaper was awarded the Sunshine Standout Award for Online Publishing, the highest honor bestowed by the FSPA. The CHAT is the #1 Online High School Publication in the State of Florida.
- The CHAT Editor-in-Chief Vales Questell won the 2024 Online Journalist of the Year.
- Former Mayor Frank C. Ortis retired in April 2024 after 28 years of Service at the City of Pembroke Pines.
 - o Mayor Ortis was honored by the Florida League of Cities for his many years of dedicated service.
 - o City of Miramar presented Mayor Ortis with a Proclamation in honor of his retirement.
 - o State Representative Robin Bartleman recognized Mayor Frank C. Ortis in honor of his retirement after 28 years of service.
 - o Mayor Angelo Castillo presented former Mayor, Frank C. Ortis with a Key to the City.
- Angelo Castillo was elected for Mayor
- Jay D. Schwartz was re-elected for the district 2 Commission seat.
- Maria Rodriguez was elected for the district 3 Commission seat.
- Chris Holly, Florida League of Cities (FLC) Director of External Service, presented Mayor Angelo Castillo with the "Mayor John Land Years of Service Award" recognizing his 20 years of service at the City of Pembroke Pines.
- Michael A. Hernandez was elected for the district 4 Commission seat.
- WalletHub named the City of Pembroke Pines the 2024 Best For Hispanic Entrepreneurs.
- WalletHub ranks the City of Pembroke Pines top 50 Happiest Cities. The City of Pembroke Pines Procurement Department received the 2024 Achievement of Excellence in Procurement (AEP) Award by the National Procurement Institute's (NPI).

City of Pembroke Pines, Florida

General Information

2025 City Awards and Acknowledgements

- The City of Pembroke Pines Charter Schools received the School of Excellence ranking from the US News and World Report.
- The Pembroke Pines Charter High School Robotics and Engineering Team has achieved global recognition by being named the Global Winner of the 5th Annual Otis “Made to Move Communities Challenge,” an esteemed STEM competition, defeating teams from Japan, China, and Türkiye.
- The City of Pembroke Pines Charter Schools are again receiving an “A” Rating
- Elementary and Middle Schools – 24 years in a row
- High School – 17 years in a row
- FSU Elementary – 21 years in a row
- Principal Michael Castellano was honored as the 2024-25 Staff of Character Honoree one of Broward County Public Schools' highest recognitions for exemplary character and service.
- Vice Mayor Michael Hernandez received the Community Service Man of the Year Award from Century Village.
- Mayor Castillo and Chief Marcelino Rodriguez received the Life Saver Award from the YMCA
- Mayor Castillo received the Environmental Champion Award from the Broward Sierra Group.
- The City of Pembroke Pines received the NLC Milestone Award honoring our community's continuous membership and commitment for 50 years.
- WalletHub named the City of Pembroke Pines is still the 2025 Best for Hispanic Entrepreneurs.
- WalletHub ranks the City of Pembroke Pines as best place to retire.
- City Manager Charles F. Dodge celebrated 50 Years of Service with the City of Pembroke Pines. Mayor Castillo presented him with a Key to the City.
- The City of Pembroke Pines has been awarded the prestigious 2025 Annual Achievement of Excellence in Procurement® (AEP) from the National Procurement Institute, Inc. (NPI). The AEP Award is earned by agencies that demonstrate a commitment to procurement excellence. This annual program recognizes procurement organizations that embrace Innovation, Professionalism, Productivity, Leadership, and e-Procurement. ACM Mark Gomes and the Procurement Team, was recognized at a Commission Meeting.

IV. COMPLIANCE SECTION

City of Pembroke Pines, Florida

Schedule of Expenditures of Federal Awards, State Projects and Local Awards
Fiscal Year Ended September 30, 2025

<u>Federal Grantor/Pass-Through Grantor/Program or Cluster Title</u>	<u>Assistance Listing Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Other Identifying Grant Information</u>	<u>Expenditures</u>	<u>Subrecipient</u>
U.S. Department of Housing and Urban Development					
CDBG - Entitlement/Special Purpose Grants Cluster					
Community Development Block Grants/Entitlement Grants:					
Community Development Block Grant 2020	14.218		B20MC120040	\$ 1,810	\$ -
Community Development Block Grant 2021	14.218		B21MC120040	422,966	-
Community Development Block Grant 2022	14.218		B22MC120040	260,661	-
Community Development Block Grant 2023	14.218		B23MC120040	47,274	-
Community Development Block Grant 2024	14.218		B24MC120040	676,281	-
Neighborhood Stabilization Program (NSP2010)	14.218		B-11-MN-120022	350	-
Sub-total	14.218			1,409,342	-
Total U.S. Department of Housing and Urban Development				1,409,342	-
U.S. Department of Justice					
Pass-Through the Office of the Attorney General					
Crime Victim Assistance - Victim of Crime Act Grant (VOCA) 2024	16.575	VOCA-C-2024		12,975	-
Pass-Through Broward County Sheriff's Office					
Edward Byrne Justice Assistance Grant (JAG) 2021	16.738	15PBJA-21-GG-01376-JAGX		23,346	-
Total U.S. Department of Justice				36,321	-
U.S. Department of Agriculture					
Pass-Through Florida Department of Education					
Child Nutrition Cluster:					
School Breakfast Program	10.553	18098		284,042	-
National School Lunch Program	10.555	18098		1,229,287	-
National School Lunch Program – NSLP Non-Cash Assistance (Commodities)	10.555	2040		175,286	-
Sub-total	10.555			1,404,573	-
Total U.S. Department of Agriculture				1,688,615	-
U.S. Department of Education					
Pass-Through the School Board of Broward County					
Title I Grants to Local Educational Agencies					
School Improvement Support Plan (SSIG)	84.010A	060-2263B-4CSS1		(4,046)	-
Special Education — Grants to States – Special Education Cluster (IDEA)					
Pass-Through the Florida State University					
Individuals with Disabilities Education Act (IDEA)	84.027A	371-2634B-4CB01		127,040	-
Pass-Through the School Board of Broward County					
Individuals with Disabilities Education Act (IDEA)	84.027A	060-2635B-5CB01		18,656	-
Sub-total	84.027A			145,696	-
Career and Technical Education -- Basic Grants to States					
Pass-Through the Broward County School District					
Carl D Perkins Career & Technical Education	84.048	060-1615S-5CS01		6,087	-
Safe and Drug-Free Schools and Communities - State Grants					
Pass-Through the School Board of Broward County					
Student Support and Academic Enrichment Program(SSAE)	84.424	060-2414A-4C001		104,719	-
Education Stabilization Fund					
Pass-Through the School Board of Broward County					
COVID-19 - Elementary and Secondary School Emergency Relief (ESSER)-CARES	84.425D	N/A		1,949,753	-
Pass-Through the School Board of Broward County					
Targeted Mathematics Grants and STEM Experimental Activities-ARP	84.425U	060-1211R-2CR01		4,412	-
ESSER Supplemental Programming-ARP	84.425U	060-1211T-3CR01		28,676	-
Summer Learning Camps-ARP	84.425U	060-1211G-2CR01		1,720	-
Pass Through the Florida State University					
Targeted Mathematics Grants and STEM Experimental Activities-ARP	84.425U	371-1211R-2CR01		(1,243)	-
Sub-total	84.425U			33,565	-
Total U.S. Department of Education				2,235,774	-

(Continued)

City of Pembroke Pines, Florida

Schedule of Expenditures of Federal Awards, State Projects and Local Awards (Continued)
Fiscal Year Ended September 30, 2025

U.S. Department of Homeland Security

Pass-Through Florida Division of Emergency Management

Homeland Security Grant - Urban Area Strategic Initiative (UASI 2021)	97.067	EMW-2021-SS-00056-S01	71,333	-
Homeland Security Grant - Urban Area Strategic Initiative (UASI 2023)	97.067	EMW-2023-SS-00058-S01	329,462	-
Sub-total	97.067		400,795	-
 Hazard Mitigation Grant-Watershed Management Plan	 97.039	 H0887	 100,000	 -
 Disaster Grants - Public Assistance (Presidentially Declared Disasters) -Hurricane Irma	 97.036	 FEMA-4337-DR	 269,441	 -
Sub-total	97.036		269,441	-

Total U.S. Department of Homeland Security

770,236 -

U.S. Department of Health and Human Service Program

Pass-Through the Area-wide Council on Aging of Broward County

Special Program for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers - Aging Cluster				
Older Americans Act- IIIB - 2024	93.044	JA124-10-2024	68,102	-
Older Americans Act- IIIB - 2025	93.044	JA125-10-2025	197,101	-
Sub-total	93.044		265,203	-
 National Family Caregiver Support, Title III, Part E				
Older Americans Act- IIIE - 2024	93.052	JA124-10-2024	38,445	-
Older Americans Act- IIIE - 2025	93.052	JA125-10-2025	84,577	-
Sub-total	93.052		123,022	-
 Low Income Home Energy Assistance	 93.568	 JP024-10-2025	 13,615	 -
Low Income Home Energy Assistance	93.568	JP025-10-2026	2,940	-
Sub-total	93.568		16,555	-

Total U.S. Department of Health and Human Services

404,780 -

U.S. Department of Transportation

Pass-Through University of North Florida

Highway Planning and Construction 2025	20.205	G2X22	7,585	-
 <i>Pass-Through Florida Department of Transportation</i>				
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	454393-1-94-21	312,301	
<i>Pass-Through Florida Department of Transportation</i>				
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	451128-1-94-01/451128-2-94-22	156,151	
<i>Pass-Through Florida Department of Transportation</i>				
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	454393-1-94-23	312,301	
Sub-total	20.513		780,753	

Total U.S. Department of Transportation

788,338 -

TOTAL EXPENDITURES OF FEDERAL AWARDS

\$ 7,333,406 \$ -

N/A - not available or not applicable.

City of Pembroke Pines, Florida

Schedule of Expenditures of Federal Awards, State Projects and Local Awards

Fiscal Year Ended September 30, 2025

(Continued)

<u>State Grantor/Pass-Through Grantor/Program Title</u>	<u>State CSFA Number</u>	<u>Grant or Identifying Number</u>	<u>Expenditures</u>
Florida Department of Elder Affairs			
Pass-Through Areawide Council on Aging of Broward County, Inc.			
Local Services Program -2025	65.009	JL024-10-2025	\$ 160,435
Local Services Program -2026	65.009	JL025-10-2026	54,235
Total Florida Department of Elder Affairs			214,670
Florida Department of State and Secretary of State			
General Program Support Grant 23-24	45.061	24.c.ps.114.109	-
Total Florida Department of State and Secretary of State			-
Florida Housing Finance Agency			
State Housing Initiatives Partnership (S.H.I.P.) - F/Y22-23	40.901	N/A	240,651
State Housing Initiatives Partnership (S.H.I.P.) - F/Y23-24	40.901	N/A	980,625
State Housing Initiatives Partnership (S.H.I.P.) - F/Y24-25	40.901	N/A	105,559
State Housing Initiatives Partnership (S.H.I.P.) - F/Y25-26	40.901	N/A	99,865
Total Florida Housing Finance Agency			1,426,701
Florida Department of Education			
Pass-Through the School Board of Broward County			
Safety and Security of School Buildings	N/A	060-93190-3D001	38,573
Pass Through the School Board of Broward County			
Work Force Development Capitalization Incentive CAP	N/A	060-92510-4SC01	150,785
Pass Through the Florida State University			
Science of Reading Literacy and Tutoring (SORT)	N/A	371-93630-4S001	(44,153)
Pass Through the Florida State University			
District Threat Management Coordinators	N/A	371-90295-5P001	27,500
Total Florida Department of Education			172,706
Florida Department of Transportation			
Pass-Through Florida Department of Transportation			
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	454393-1-94-21	34,700
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	1128-1-94-01/451128-2-94-22	17,350
Section 5310 Seniors and Individuals with disabilities Capital Assistance Program	20.513	454393-1-94-23	34,700
Total Florida Department of Health			86,750
Florida Department of Law Enforcement			
Drone Replacement Program	71.092	3X051	119,083
Forensic Investigative Genetic Genealogy Grant Program	71.161	GG013	9,999
Total Florida Department of Law Enforcement			129,082
TOTAL EXPENDITURES OF STATE PROJECTS			\$ 2,029,909
<u>Local Awards/Program Title</u>			
Broward County Local Awards			
Broward County Transit Grant	N/A	N/A	\$ 656,212
OAA Older American Act IIIB-Broward Cash Match - 2024	N/A	JA124-10-2024	9,334
OAA Older American Act IIIB-Broward Cash Match - 2025	N/A	JA125-10-2025	28,288
Caribbean American Heritage Festival	N/A	FES22-2025	25,000
Hispanic Heritage Festival	N/A	FES55-2025	25,000
Total Broward County Local Awards			743,834
Children's Services Council of Broward County			
CSC Maximizing Out-of-School Time (MOST SN) 2025	N/A	22-4323	154,378
Total Children's Services Council of Broward County			154,378
TOTAL EXPENDITURES OF LOCAL AWARDS			\$ 898,211

N/A - not available or not applicable.

See Notes to the Schedule of Expenditures of Federal Awards, State Projects and Local Awards.

City of Pembroke Pines, Florida

Notes to the Schedule of Expenditures of Federal
Awards, State Projects and Local Awards
For the Year Ended September 30, 2025

Note A. Basis for Presentation

The accompanying Schedule of Expenditures of Federal Awards, State Projects and Local Awards (the Schedule) includes the federal, state and local grant activity of the City of Pembroke Pines, Florida (the City) under programs of the federal government, state government or local government for the year ended September 30, 2025. The information in the Schedule is presented in accordance with the 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), Audits of States, Local Governments, and Nonprofit Organizations, and Chapter 10.550, *Rules of the Auditor General*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note B. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance and the Florida Single Audit Act, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

Note C. Indirect Cost Rate

For federal awards, the City has elected to use the 10% *de minimis* indirect cost rate allowed under the Uniform Guidance for certain grants that allow the use of the 10% *de minimis* indirect cost rate.

Note D. Contingency

The federal, state and local awards received are subject to audit and adjustment. If any expenditures are disallowed by grantor agency as result of such audit, any claim for reimbursement to the grantor agencies would become a liability of the City. In the opinion of management, all grant expenditures are in compliance with the terms of the grant agreements and applicable federal and state laws and regulations.



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

Independent Auditor's Report

Honorable Mayor, City Commission and City Manager
City of Pembroke Pines, Florida

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 (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pembroke Pines, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 29, 2026. Our report includes a reference to other auditors who audited the financial statements of the City's Pension Trust Fund for Firefighters and Police Officers, as described in our report on the City's financial statements. Our auditor's report also includes an emphasis of matter paragraph for the implementation of GASB Statement No. 101, *Compensated Absences*, resulting in the restatement of October 1, 2024, net position of the governmental activities, business-type activities, and the utility fund. Our opinion was not modified with respect to these matters. This report does not include the result of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

RSM US LLP

Fort Lauderdale, Florida
May 29, 2026

**Report on Compliance for Each Major Program; and Report on Internal
Control Over Compliance Required by the Uniform Guidance and
Chapter 10.550, Rules of the Florida Auditor General**

Independent Auditor's Report

Honorable Mayor, City Commission and City Manager
City of Pembroke Pines, Florida

Report on Compliance for Each Major Federal Program and Major State Projects

Opinion on Each Major Federal Program and Major State Projects

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

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

Basis for Opinion on Each Major Federal Program and Major State Projects

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

In performing an audit in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, we:

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

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

Report on Internal Control over Compliance

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

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

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

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

RSM VS LLP

Fort Lauderdale, Florida
May 29, 2026



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City of Pembroke Pines, Florida

Schedule of Findings and Questioned Costs Federal Awards, State Projects and Local Awards For the Year Ended September 30, 2025

I – Summary of Auditor's Results

Financial Statements

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

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

Yes

X

No

Significant deficiency(ies) identified?

Yes

X

None Reported

Noncompliance material to financial statements noted?

Yes

X

No

Financial Awards

Type of auditors' report issued on compliance for major federal programs and major state projects:

Unmodified

Internal control over major federal programs and state projects:

Material weakness(es) identified?

Yes

X

No

Significant deficiency(ies) identified?

Yes

X

None Reported

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) and Rule 10.554(1)(i)?

Yes

X

No

Identification of major federal programs:

Assistance Listing Number

14.218

20.513

Name of Federal Program or Cluster

Community Development Block Grant

Enhanced Mobility of Seniors and Individuals with Disabilities

Dollar threshold used to distinguish between type

A and type B programs:

\$

1,000,000

Identification of major state programs:

CSFA No.

40.901

State Projects

State Housing Initiatives Partnership (SHIP)

Dollar threshold used to distinguish between type

A and type B programs:

\$

608,973

Auditee qualified as low-risk auditee?

X

Yes

No

(Continued)

City of Pembroke Pines, Florida

**Schedule of Findings and Questioned Costs
Federal Awards, State Projects and Local Awards (Continued)
For the Year Ended September 30, 2025**

II – Financial Statement Findings

II. Financial Statement Findings

A. Internal Control

No matters to report

B. Compliance Findings

No matters to report

III. Findings and Questioned Costs for Federal Awards

A. Internal Control

No matters to report

B. Instances of Noncompliance

No matters to report



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CITY OF PEMBROKE PINES, FLORIDA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

2024-001 Financial Reporting

Audit Finding: We noted the City did not formally summarize their evaluation and accounting treatment of the City's direct investments in real estate in accordance with the fair value measurements of GASB Statement No. 72.

Corrective Action Taken: Finding has been addressed.

Management Letter Pursuant to the Rules of the Auditor General for the State of Florida

Honorable Mayor, City Commission and City Manager
City of Pembroke Pines, Florida

Report on the Financial Statements

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Pembroke Pines, Florida (the City), as of and for the fiscal year ended September 30, 2025, which collectively comprise the City's basic financial statements and have issued our report thereon dated May 29, 2026. We did not audit the financial statements of the Pension Trust Fund for Firefighters and Police Officers, which represents 68 percent of the total assets, 69 percent of the total net position, and 34 percent of the total additions of the aggregate remaining fund information. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amount included for the Pension Trust Fund for Firefighters and Police Officers is based solely on the reports of the other auditors.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Report on Compliance for Each Major Program; Report on Internal Control Over Compliance Required by the Uniform Guidance and Chapter 10.550, *Rules of the Florida Auditor General*; Schedule of Findings and Questioned Costs – Federal Awards, State Projects and Local Awards Disclosures in those reports and schedule, which are dated May 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)4., *Rules of the Florida Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. See Appendix A for status of findings and recommendations made in the preceding annual financial audit report. This procedure does not include any matters that were reported on by other auditors as identified above.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Florida Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The City of Pembroke Pines, Florida was incorporated in accordance with House Bill No. 1413 on June 20, 1960.

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Florida Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. This assessment was performed as of September 30, 2025.

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the City did operate within the City's geographical boundaries during the fiscal year ended September 30, 2025 a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes.

As required by Sections 10.554(1)(i)6.b., and 10.554(1)(i)6.c., below is a list of the program administrators and third-party administrators that administered the program, along with contact information.

Provider Name	Phone Number
CounterPointe Energy Solutions	855-509-9922
RenewPACE	855-736-3934
Ygrene	866-634-1358
Florida Resiliency and Energy District (FRED)	407-712-6352

Additional Matters

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

Purpose of this Letter

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

RSM US LLP

Fort Lauderdale, Florida
May 29, 2026

Appendix A – Status of Prior Year Findings and Recommendations

No.	Prior Year's Observations	Observation is Still Relevant	Comment Addressed or No Longer Relevant
2024-001	Direct Investment in Real Estate in Accordance with GASB Statement No. 72		X

**Independent Accountant's Report on Compliance Pursuant to
Section 218.415 Florida Statutes**

Honorable Mayor, City Commission and City Manager
City of Pembroke Pines, Florida

We have examined City of Pembroke Pines, Florida's (the City) compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2025. Management of the City is responsible for City's compliance with the specified requirements. Our responsibility is to express an opinion on City's compliance with the specified requirements based on our examination.

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

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

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

In our opinion, the City complied, in all material respects, with the requirement of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2025.

RSM US LLP

Fort Lauderdale, Florida
May 29, 2026