

CITY OF CHARLESTON, SOUTH CAROLINA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2024

WITH

REPORT OF INDEPENDENT AUDITORS

PREPARED BY:

**DEPARTMENT OF BUDGET, FINANCE & REVENUE
COLLECTIONS**

Amy K. Wharton, Chief Financial Officer

CITY OF CHARLESTON, SOUTH CAROLINA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2024

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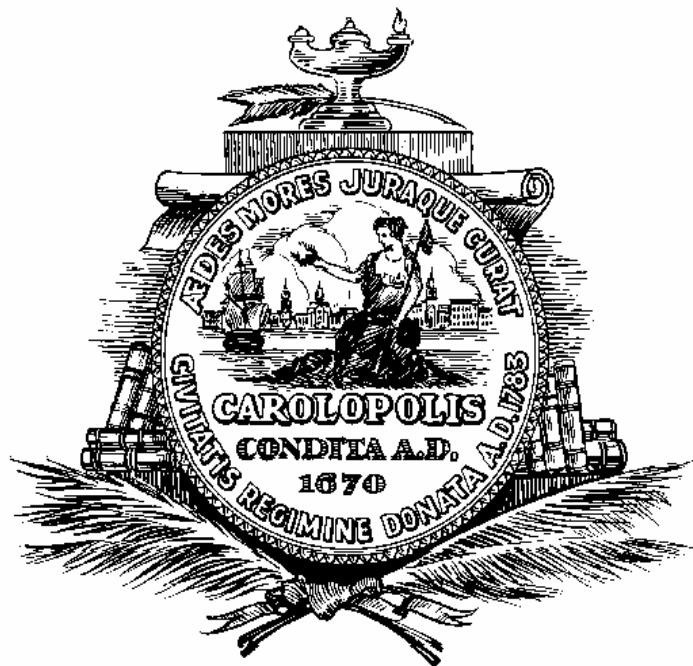
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INTRODUCTORY SECTION





WILLIAM S. COGSWELL, JR
Mayor

AMY K. WHARTON
Chief Financial Officer

*City of Charleston
South Carolina
Department of Budget, Finance
and Revenue Collections*

December 17, 2025

To the Honorable Mayor William S. Cogswell, Jr.
Members of City Council, and
Citizens of the City of Charleston:

State law requires that all general-purpose local governments, at the close of each fiscal year, publish a complete set of financial statements in conformity with generally accepted accounting principles ("GAAP") and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report of the City of Charleston (the "City") for the year ended December 31, 2024.

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

Mauldin & Jenkins, LLC, a firm of licensed certified public accountants, audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the year ended December 31, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was reasonable basis for rendering an unmodified opinion that the City's financial statements for the year ended December 31, 2024, 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 was a part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal 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 audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in the City's Single Audit Report.

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

GOVERNMENT PROFILE

The City of Charleston is located on the southeastern coast of South Carolina and is the principal seaport for the state. First established in 1670, the settlement was moved to the peninsula formed by the convergence of the Ashley and Cooper Rivers in 1680. The City had a land area of only 6.12 square miles and did not extend its corporate limits until 1960, when a large area west of the Ashley River was annexed. In 1991, Daniel Island was annexed, adding 10 square miles. Currently, the City occupies 120 square miles (excluding water) spread over Charleston and Berkeley Counties and has 8 square miles of vital, bustling downtown, which is home to the City's central business district. According to the 2020 Census, the population is 150,227 persons, making it the largest city in South Carolina. Because of both growth within the City and annexations, the population increased 25.1% between 2010 and 2020. With additional annexations into the City and additional persons moving to the City of Charleston, the population is expected to grow to more than 165,000 in 2025.

The Mayor is the Chief Executive Officer of the City of Charleston, which operates under a strong mayor form of government. The Mayor is also the presiding officer of City Council, which consists of twelve council members who are elected for staggered four-year terms from single-member districts. The Mayor has no veto power but casts a vote like those cast by each member of the Council. Regular meetings open to the public are held twice a month during the year, except for the months of June, July and August in which only one meeting is held each month. The Chief Financial Officer (CFO) supervises all financial matters for the City.

The City of Charleston has approximately 1,980 employees and provides a broad range of services including Police and Fire protection, garbage and trash collection, recreation and parks, tourism management, code enforcement, planning and zoning, traffic safety and more.

The City of Charleston is financially accountable for the City of Charleston Public Facilities Corporation, which, although a legally separate entity, is included in the financial data of the City as a blended component unit. Additional information on this and other related entities can be found in the notes to the financial statements (see Notes 1.A. and 16.) The following entities are related to the City of Charleston, but do not meet the requirements for inclusion in this report: Charleston Water Systems (legally named Commissioners of Public Works), Charleston Housing Authority, the Climb Fund, Charleston Museum, Gibbes Museum of Art, and Charleston Area Regional Transportation Authority (CARTA).

City Council must approve the budget by December 31 of the preceding year. The Budget & Management Division obtains in writing from each department head an estimate of the needs of the department for the ensuing year. The Budget Office staff and the Chief Financial Officer combine all of the requests from the departments and present them to the Ad Hoc Budget Committee, which consists of the Mayor and six Councilmembers. Although the City operates under a strong mayor form of government, the Mayor developed this Ad Hoc Budget Committee for more collaboration and transparency in the budget process. The CFO, Budget Office staff and the Ad Hoc Budget Committee meet several times to review and prioritize requests. Thereafter, the Budget Office staff and the Chief Financial Officer prepare a draft budget which is presented to the Mayor for review. Upon approval by the Mayor, the draft budget is presented to Council for review in an open public meeting. This budget is then submitted to the Ways and Means Committee and thereafter presented to City Council. Activities of the General Fund and Enterprise Funds are included in the annual budget, but enterprise funds adopt formal budgets for management control purposes only. A balanced budget is required by State Law. Budgetary controls are maintained to ensure compliance with legal provisions. Current appropriations in all funds are limited to the sum of available, unencumbered fund balances and revenues estimated to be received in the current budget year. The City maintains an encumbrance accounting system, a technique of accomplishing budgetary control.

FACTORS AFFECTING FINANCIAL CONDITION

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

Local Economy

The City of Charleston's economy continues to demonstrate strength, resilience, and long-term growth potential supported by a diverse set of economic drivers.

More discussion of 2024's budget can be found in Management's Discussion and Analysis on pages 4 - 16. Assigned Fund Balance of \$4,199,114 was budgeted in 2024, but the use of Unassigned Fund Balance was not budgeted for 2024.

Tourism remains one of the most significant contributors to local economic activity. In 2024, the Charleston region welcomed an estimated 7.9 million visitors, generating a record level of direct economic impact. *Condé Nast Traveler* ranked Charleston Number One on its "Best Small City in the United States" list in 2024, for the 13th time, *Travel+Leisure* ranked Charleston the #1 city in the U.S. for the twelfth straight year. Readers of *Southern Living* ranked Charleston their favorite city once again in the magazine's "South's Best Cities 2024" survey, for the eighth consecutive year. Visitors to the Charleston area contributed an estimated \$14.03 billion to the area's economy in 2024. The average total expenditure per adult visitor per trip is \$1,105. The hospitality sector — including hotels, restaurants, cultural amenities, and related services — continues to support thousands of jobs and serves as a major source of business activity and tax revenue that provides funding to the City to support tourism-related services and facilities. The 2025 outlook is stable for revenues from tourism sources.

Beyond tourism, the Charleston area benefits from a diversified and expanding economic base. The region's deep-water port and related logistics infrastructure position Charleston as a critical hub for trade, manufacturing, and distribution. Recent expansions and private-sector investments tied to port activity continue to generate new jobs and drive economic growth. A range of additional industry sectors — including professional and business services, health care, education, government, and advanced manufacturing — contribute further to the city's economic stability and broaden its revenue base.

The Port of Charleston continues to be a cornerstone of the area's economy. South Carolina ports generate 1 in 9 jobs in the state, and those jobs pay 22.8% higher than the state's average annual wage. The annual economic impact is \$87 billion and \$1.5 billion in tax revenue is generated by port operations. In 2024, the Port of Charleston ranked 8th in the U.S. in volume of cargo handled with 2.497 million TEUs (twenty-foot equivalent units — a measurement of cargo volume related to containers) passing through the port. South Carolina shipping firms can serve over 150 nations with top markets being Northeast Asia and Northern Europe. A U.S. Army Corps of Engineers study recommended the deepening of the harbor from 45 feet to 52 feet, a project recently completed at a cost of \$580 million. The project successfully deepened the harbor to a depth of 52 feet, with an entrance channel depth of 54.2 feet. Charleston Harbor is now the deepest on the East Coast and will be accessible 24 hours a day, with container volume expected to increase as a result. The additional depth and wider turning basin allow two 14,000+ TEU ships to easily pass one another without tidal restrictions. Additionally, the State Ports Authority and the State of South Carolina plan to spend another \$2.5 billion on the ports and port-related infrastructure over the next 10 years. The improvements include a new container terminal, new dual access intermodal railhead, an interstate highway expansion and new port access road.

The Boeing Company is one of the area's largest employers with over 5,500 employees and has been producing the 787 Dreamliner since April 2012 in its \$750 million final assembly plant adjacent to the Charleston International Airport. Additional facilities in the Boeing complex include the Boeing Research & Technology Center which focuses on advanced manufacturing technology, Propulsion South Carolina which produces engine components for the 737 MAX jet and a Decorative Paint Facility which applies logos and graphics to finished 787 aircraft. Additionally, Volvo opened its first North American car plant in June 2018, which has the capacity to produce 150,000 cars annually. The factory in Berkeley County produces model S60 cars and employs 1,500 people. A Volvo expansion added 1,300 jobs to build fully electric EX90 SUVs, a model that the Swedish automaker unveiled in November of 2022, at its plant west of Charleston in Ridgeville. The plant will also begin producing the popular XC60 SUV in late 2026. A new hybrid model is also slated for production before 2030. These additions are intended to move the plant toward its full production capacity of 150,000 cars per year, with the goal of producing over 50% of the country's Volvo volume in Charleston within five years. In September 2018, Mercedes-Benz Group, AG, formerly Daimler AG, opened the new Sprinter and Metris van plant, Mercedes-Benz Vans, LLC ("MBV") at an investment of \$500 million, and currently employs approximately 1,700 workers. With an additional \$60 million investment, MBV Charleston will be the first plant in the Mercedes-Benz Vans global production network to produce the all-new eSprinter, beginning in 2024. To date, more than 400,000 Sprinter and Metris vans have been assembled and delivered across the U.S. from this location.

Founded in 1824, the Medical University of South Carolina (MUSC), headquartered in downtown Charleston, continues to be the City's key employer with more than 16,000 employees in the Charleston area. Statewide, MUSC employs more than 31,000 members that include world-class faculty, physicians, specialty providers, scientists, contract employees, affiliates and care members. MUSC's health system includes 18 hospitals, 350 telehealth sites and nearly 750 care locations, with \$5.9 billion in collective annual operating budgets. MUSC's economic impact on the State of South Carolina is \$10.1 billion. The majority of this impact is concentrated within the Charleston Tri-County region. The economic impact generated in the Charleston Tri-County region is \$7.5 billion. It is the state's primary teaching hospital and has gained worldwide exposure for its centers of excellence in cardiovascular care, cancer/oncology, the neurosciences, biotechnology, pediatrics, organ transplantation and psychiatry. MUSC received nearly \$360 million in research funds. Forbes names MUSC Health one of the best employers in South Carolina. For the tenth consecutive year, *U.S. News & World Report* named MUSC Health the No. 1 hospital in South Carolina.

Charleston's labor market remains strong, with steady labor-force growth and low unemployment relative to state and national levels. Population growth, ongoing business relocation and expansion, and sustained demand for both residential and commercial development continue to reinforce the city's economic vitality. Quality-of-life amenities, historic character, and cultural attractions also help attract new residents, talent, and investment, supporting long-term economic competitiveness.

In October of 2023, the city's bond ratings were reaffirmed. Standard and Poor's (S&P) affirmed the City's **AAA** bond rating, the highest available for a general obligation bond issue, citing the city's "management team demonstrated financial restraint and prudent control, with favorable budget variances that have contributed to a trend of reserves well above the 20% policy". Moody's Investors Services affirmed the City's bond rating of **Aaa**, its highest rating, noting the City's "prudent financial management, healthy fund balance and liquidity levels, and modest overall leverage".

Long-Term Financial Planning

The City has long-range financial plans in the areas of capital projects, equipment replacement, cash management/investments and debt. The City's rolling five-year Capital Improvement Plan (CIP) is guided by the following policies: the CIP is updated annually and includes anticipated funding sources; projects funded by debt will be financed over a period not to exceed the useful life of the asset; assets will be preserved to protect capital investments and minimize future costs; funding of projects will be appropriately distributed between bonded debt and cash financing; and operating costs resulting from projects will be identified and included in future budgets. The CIP calls for \$474,478,266 of expenditures during 2025-2029.

Relevant Financial Policies

The City of Charleston has numerous financial policies in place including the following.

Revenue Policies include provisions relating to the 1) use of one-time revenues, 2) diversification of revenues, 3) use of unpredictable revenues, 4) the budgeting and estimating of revenues, 5) property taxes, 6) fees and charges, 7) new revenues, and 8) dedication of revenues to specific uses.

Expenditure Policies include general policies such as prohibiting the use of one-time revenues for on-going expenditures, requiring the city to operate on a current funding basis, and providing a sustainable level of services, in addition to specific policies covering Enterprise Funds, new programs, use of grants to fund expenditures, and maintenance and replacement to avoid service disruptions. Capital Asset and Infrastructure Capital Asset policies also exist.

Fund Balance policies also are in place to ensure the City maintains adequate levels of fund balance to protect against unforeseen events such as hurricanes and economic downturns. Unassigned Fund Balance in the General Fund will be maintained at a minimum of 20% of the General Fund budgeted expenditures for the following year. As of December 31, 2024, the General Fund unassigned fund balance is \$82,270,321 or 28% of the 2025 budgeted General Fund expenditures. Management allocated more than 20% in an effort to increase our goal as further protection against unforeseen events considering the City's location on the coast.

Major Initiatives

Affordable Housing: A major initiative of the City is to increase the supply of attainable and affordable housing to meet the needs of all citizens. A major step in this initiative was the issuance of a \$20,000,000 affordable housing bond in 2021 that will help leverage additional private funds to make significant strides in this area. In collaboration with several non-profits, various projects are underway or will be underway in the near future. The City is also planning to open a new facility, The Hope Center, to help direct unhoused persons to services and resources to overcome barriers to housing stability.

Drainage, Flooding and Sea Level Rise: Flooding and drainage issues are the City's top long-range priority, as protecting the City and its citizens from flooding and sea-level rise ensures its future survival. Actions taken include developing the Sea Level Rise Strategy, increasing stormwater fees to provide more funding for infrastructure maintenance, restoration work on the Low Battery seawall that includes additional height for protection against rising seas and storm surge, and a project development plan by the US Army Corp of Engineers for storm surge walls around the peninsula of Charleston. Significant drainage projects in process include:

- U.S. 17 Septima Clark Drainage Improvement Project Phase 5 – \$50.2 million
- Market Street Drainage Improvement Project, Division III Surface Collection and Conveyance – \$30.2 million
- Forest Acres Drainage Improvement Project – \$25.4 million
- Huger Street Drainage Improvements – \$28.4 million
- Barberry Woods Drainage Improvements - \$12.8 million
- Concord St. Pump Station Upfit - \$14 million
- Low Battery Seawall Restoration - \$74.8 million

Capital Projects: The City of Charleston continues to improve existing facilities and build new ones designed to meet the service needs of its citizens. New facilities and maintenance projects for existing facilities are in progress or planned for all parts of the City. Significant capital improvements include the following:

- A bicycle and pedestrian bridge, named the Ashley River Crossing, will connect West Ashley with downtown Charleston. The bridge will provide a safe connection between the West Ashley Greenway, Brittlebank Park, and the Ashley River Walk. This project is currently in the design and engineering phase but is projected to cost \$92m.
- A new Municipal Operations Center is planned that will replace outdated current City facilities for divisions that run day-to-day operations such as: Environmental Services, Streets and Sidewalks Maintenance, Fleet Maintenance, Stormwater Maintenance Operations, and the Traffic and Transportation Sign and Signal Shops. This project is currently in the design and engineering phase but has a projected cost of \$68 million and construction is set to begin in 2025.
- A new Fire Training Operations Center is planned to replace the current Fire training center and Fire Headquarters. The project is currently in the design and engineering phase and is estimated to have a project cost of \$60 million.

Parks and Recreation: A 2.5 millage increase effective 2024 was passed that is dedicated specifically to projects included in the Parks and Recreation Master Plan. The property tax revenues generated by the 2.5-mill levy is used to support borrowing for these projects. Two major projects are planned in 2025 that include a new recreation facility and aquatic center on Johns Island and the complete rebuild of the W.L Stephens Aquatic Center in West Ashley.

Public Safety: A 1.5 millage increase effective 2015 was passed that is dedicated specifically to Public Safety Infrastructure. In 2019 another 1.5 mills was passed, for a total of 3 mills. The property tax revenues generated by the 3-mill levy is used to support borrowing for new public safety facilities. Current public safety projects include a replacement station in Cainhoy that will replace a currently rented facility, a fire station on Johns Island, a new police fleet facility and the renovation of several fire stations. This millage is separate from the general operating millage, but the General Fund will be impacted by the cost of staff and apparatus for the new fire stations once they are completed.

AWARDS AND ACKNOWLEDGEMENTS

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Charleston, SC, for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2023. This was the thirty-fifth consecutive year that the City has achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning January 1, 2024. To receive this award, a governmental unit must publish a document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award has been received by the City for the last twenty-four consecutive years. The City also submitted its 2025 budget for this award and believes that it continues to meet the Distinguished Budget Presentation Award's requirements. Charleston is in the top tier of municipalities nationwide, holding both the Budget and Financial Reporting Awards in the same year.

Acknowledgements

The preparation of this report could not have been accomplished without the dedicated services of a highly qualified staff, especially staff in the Finance and Budget & Management divisions. We would like to express our appreciation to the personnel within these divisions for their professionalism and hard work. We also acknowledge the efforts of other City departments in following good financial management practices and providing information and assistance during the preparation of this report. Without the day-to-day efforts to maintain sound business practices within these departments, the City would not be in the strong financial position it finds itself in today.

Respectfully submitted,



Amy K. Wharton, CPA
Chief Financial Officer



Sarah Myers
Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Charleston
South Carolina**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Monell

Executive Director/CEO

CITY OF CHARLESTON, SOUTH CAROLINA

LIST OF PRINCIPAL OFFICIALS

DECEMBER 31, 2024

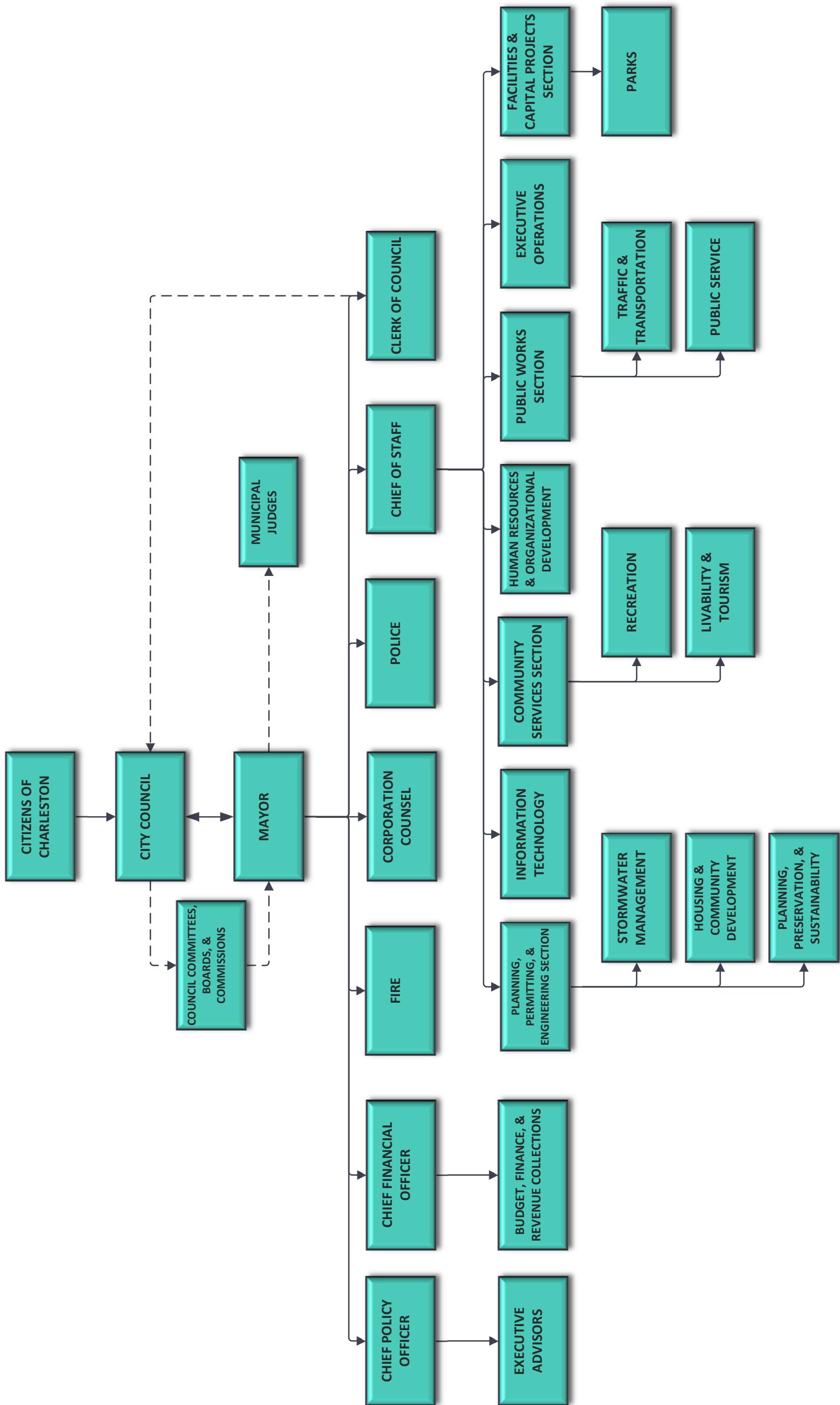
Elected Officials

Mayor	William S. Cogswell
Councilmember (District 1)	Boyd Gregg
Councilmember (District 2)	Kevin Shealy
Councilmember (District 3)	Jim McBride
Councilmember (District 4)	Robert M. Mitchell
Councilmember (District 5)	Karl L. Brady Jr.
Councilmember (District 6)	William Dudley Gregorie
Councilmember (District 7)	Perry K. Waring
Councilmember (District 8)	Michael S. Seekings
Councilmember (District 9)	William P. Tinkler
Councilmember (District 10)	Stephen Bowden
Councilmember (District 11)	Ross A. Appel
Councilmember (District 12)	Caroline Parker

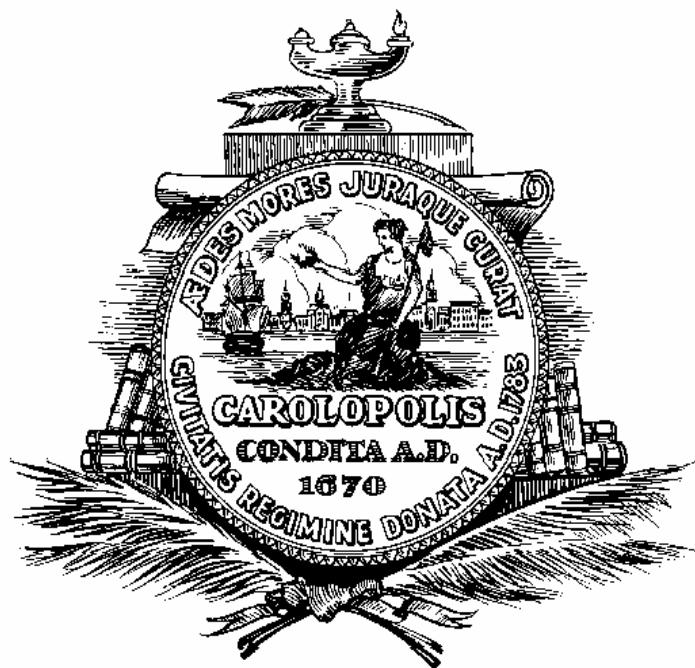
Appointed Officials

Chief Financial Officer	Amy K. Wharton
Deputy Chief Financial Officer	Matthew A. Frohlich
Assistant Chief Financial Officer	Vacant
Finance Director	Sarah Myers

Chief Information Officer	Wes Ratterree
Chief of Staff	Elizabeth Dieck
Clerk of Council	Jennifer B. Cook
Corporation Counsel	Julia Copeland
Fire Chief	Daniel Curia
Housing & Community Development Director	Geona Shaw-Johnson
Human Resources and Organizational Development Director	Vacant
Internal Auditor	Crystal Carter
Livability and Tourism Director	Amy Southerland
Municipal Court Chief Judge	Thomas Morrison
Planning, Preservation and Sustainability Director - Interim	Robert Summerfield
Police Chief	Chito Walker
Public Service Director	Matthew Alltop
Recreation Director	Laurie Yarbrough
Section Chief for Community Services	Daniel Riccio
Section Chief for Facilities and Capital Projects	Jason Kronsberg
Section Chief for Planning, Permitting and Engineering	Tim Keane
Section Chief for Public Works	Robert Somerville
Stormwater Management Director	Matthew Fountain
Traffic and Transportation Director	Michael W. Mathis



FINANCIAL SECTION



Independent Auditor's Report

**To the Honorable Mayor and Members of City Council
City of Charleston, South Carolina
Charleston, South Carolina**

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 Charleston, South Carolina** (the "City") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, 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 December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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, the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund, the Schedule of Changes in the City's Net OPEB Liability and Related Ratios, the Schedule of City OPEB Contributions, the Schedules of the City's Proportionate Share of the Net Pension Liability, and the Schedules of the City's Pension Contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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

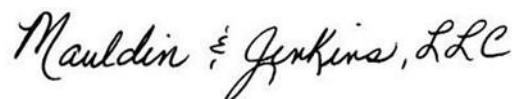
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Municipal Accommodations Fee Fund, the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Hospitality Fee Fund, and the Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96), as required by the State of South Carolina, 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 GAAS. In our opinion, the combining and individual nonmajor fund financial statements, the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Municipal Accommodations Fee Fund, the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Hospitality Fee Fund, and the Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96) are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2025, 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. That report has been issued under separate cover in the City's "Report of Independent Certified Public Accountants in Accordance with the Uniform Guidance and *Government Auditing Standards*". 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 City's internal control over financial reporting and compliance.

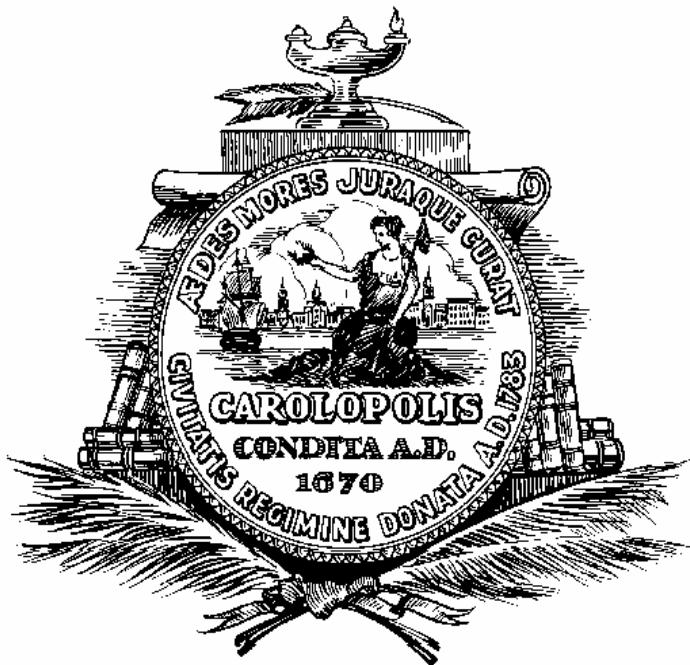


Columbia, South Carolina

December 17, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

(Required Supplementary Information)



CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

As management of the City of Charleston, South Carolina (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the preceding Introductory Section.

FINANCIAL HIGHLIGHTS

- ◆ The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at December 31, 2024, by \$ 1,586,499,579 (net position). The City's unrestricted net position deficit was (\$73,536,121). This number is negative following the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, in 2015, which required the City to recognize as a long-term liability, its proportionate share of the net pension liability of the South Carolina Retirement System and Police Officers Retirement System and GASB No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* in 2018, which required the City to recognize as a long-term liability an amount actuarially determined to be owed for future retiree health insurance costs.
- ◆ The City's total net position increased by \$ 130,201,436 during the fiscal year ended December 31, 2024, with a \$ 128,039,199 increase resulting from governmental activities and a \$2,162,237 increase resulting from business-type activities.
- ◆ As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$696,669,758, an increase of \$26,216,213 from the prior year. Approximately 12 percent of the total amount, \$82,148,221 is available for spending at the City's discretion (*unassigned fund balance*).
- ◆ At the end of the current fiscal year, unrestricted fund balance (the total of the *committed, assigned* and *unassigned* components of *fund balance*) for the General Fund was \$187,970,364, or approximately 70 percent of 2024 total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

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

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. 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 for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include the broad functions of general government, public safety, public service, urban and community development, culture and recreation, community promotions, health and welfare, and business development and assistance. The business-type activities of the City include Parking Facilities and various other smaller enterprise funds including the City Market, the Joseph P. Riley, Jr. Baseball Park, the Municipal Golf Course, the Angel Oak, and the Slave Mart Museum.

The government-wide financial statements can be found on pages 17 - 20 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: governmental funds, proprietary funds and 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 the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental 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 funds balance sheet and the governmental funds 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 numerous individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, the Capital Improvements Fund, the King Street Gateway TIF Fund, the Drainage Fund, and the Charleston Neck TIF Fund which are considered to be major funds. Data from the other governmental funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 17 - 29 of this report.

- ◆ **Proprietary Funds** – Proprietary (*enterprise*) funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Parking Facilities Fund, which is considered to be a major fund of the City. Data from the remaining 5 enterprise funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor enterprise funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

The basic proprietary funds financial statements can be found on pages 30 - 34 of this report.

- ◆ ***Fiduciary Funds*** – Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are *not* reported in the government-wide financial statements 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 City implemented GASB Statement No. 84, *Fiduciary Activities*, on January 1, 2019.

The fiduciary fund financial statement provides information for the Firemen's Insurance and Inspection Fund, a custodial fund. The City is responsible for ensuring that the assets reported in this fund are used for their intended purpose. A brief description of this fund and individual fund data is provided in the combining and individual fund statements and schedules section of this report.

The fiduciary fund financial statement can be found on pages 35 - 36 of this report

Notes to the Financial Statements – The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 37 - 99 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's progress in funding its obligation to provide pension and other post-employment benefits (OPEB) to its employees. Required supplementary information can be found on pages 100 - 107 of this report.

The combining and individual statements and schedules referred to earlier in connection with nonmajor funds are presented following the required supplementary information on pensions and OPEB and can be found on pages 108 - 124 of this report. The Municipal Accommodations Fee Fund budgetary comparison schedule is also included therein. As required by the State, the City also presents a Uniform Schedule of Court Fines, Assessments and Surcharges found on pages 125 - 126. Finally, the statistical section is presented on pages 127 - 155.

GOVERNMENT-WIDE OVERALL FINANCIAL ANALYSIS

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$1,586,499,579 at December 31, 2024.

- ◆ By far the largest portion of the City's net position reflects its investment in capital assets (e.g., land, infrastructure, buildings, machinery and equipment), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining portion is a deficit balance of (\$73,536,121) of unrestricted net position, which is an increase of \$39,123,774 from the prior year. This deficit occurred because of the implementation of GASB No.'s 68 and 75, as mentioned previously, which required a restatement of net position in the amount of (\$128,650,786) due to GASB 68 in 2015 and a restatement of net position in 2018 in the amount of (\$27,455,623) due to GASB 75.

CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

At the end of the current fiscal year, the City is able to report positive balances in all categories of net position for its separate business-type activities, but only two of the three categories for the City as a whole, as well as for its separate governmental activities. This was also the case at the end of the prior year.

City of Charleston's Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 775,913,265	\$ 738,882,065	\$ 60,167,746	\$ 58,538,114	\$ 836,081,011	\$ 797,420,179
Capital assets	1,275,864,561	1,198,649,096	155,710,813	158,511,061	1,431,575,374	1,357,160,157
Total assets	2,051,777,826	1,937,531,161	215,878,559	217,049,175	2,267,656,385	2,154,580,336
 Total deferred outflows of resources	 48,338,000	 43,315,894	 956,464	 788,902	 49,294,464	 44,104,796
 Long-term liabilities outstanding	 538,167,718	 558,880,699	 48,364,365	 54,006,854	 586,532,083	 612,887,553
Other liabilities	101,850,794	98,026,867	\$9,855,064	6,763,072	111,705,858	104,789,939
Total liabilities	640,018,512	656,907,566	58,219,429	60,769,926	698,237,941	717,677,492
 Total deferred inflows of resources	 30,215,465	 22,096,839	 1,997,864	 2,612,658	 32,213,329	 24,709,497
 Net position:						
Net investment in capital assets	1,135,916,851	1,069,192,869	107,411,464	104,580,680	1,243,328,315	1,173,773,549
Restricted	416,707,385	395,184,489	-	-	416,707,385	395,184,489
Unrestricted	(122,742,387)	(162,534,708)	49,206,266	49,874,813	(73,536,121)	(112,659,895)
Total net position	\$ 1,429,881,849	\$ 1,301,842,650	\$ 156,617,730	\$ 154,455,493	\$ 1,586,499,579	\$ 1,456,298,143

The City's overall net position improved, and net position increased by \$130,201,436 or 9 percent during 2024. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

City of Charleston's Changes in Net Position

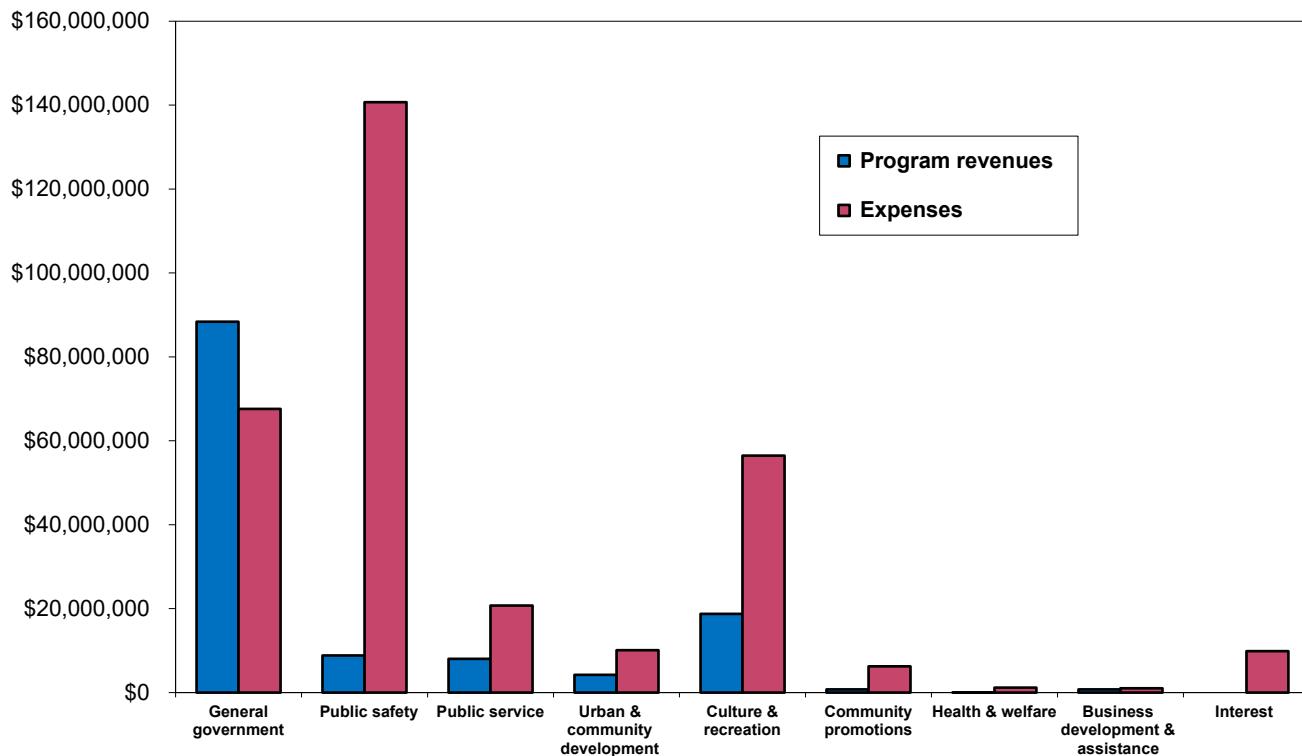
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
REVENUES:						
Program revenues:						
Charges for services	\$ 82,182,342	\$ 79,271,607	\$ 38,995,643	\$ 39,051,886	\$ 121,177,985	\$ 118,323,493
Operating grants and contributions	18,048,271	11,505,681	21,487	28,785	18,069,758	11,534,466
Capital grants and contributions	29,463,759	30,964,394	500,000	-	29,963,759	30,964,394
General revenues:						
Property taxes, including tax increment financing districts	172,034,483	164,973,166	-	-	172,034,483	164,973,166
Other taxes and fees	66,961,333	64,374,116	-	-	66,961,333	64,374,116
Grants and contributions not restricted	33,454,982	38,721,204	-	-	33,454,982	38,721,204
Gain on disposal of capital assets	-	524,399	3,450	-	3,450	524,399
Other revenues	29,343,156	23,569,752	452,775	423,335	29,795,931	23,993,087
Total revenues	431,488,326	413,904,319	39,973,355	39,504,006	471,461,681	453,408,325
EXPENSES:						
General government	67,570,918	82,288,098	-	-	67,570,918	82,288,098
Public safety	140,698,092	131,373,098	-	-	140,698,092	131,373,098
Public service	20,734,310	19,425,273	-	-	20,734,310	19,425,273
Urban and community development	10,083,752	11,639,672	-	-	10,083,752	11,639,672
Culture and recreation	56,439,893	36,489,457	-	-	56,439,893	36,489,457
Community promotions	6,237,357	5,687,787	-	-	6,237,357	5,687,787
Health and welfare	1,170,664	983,008	-	-	1,170,664	983,008
Business development and assistance	1,005,874	891,417	-	-	1,005,874	891,417
Interest and fiscal charges	9,867,797	7,660,989	-	-	9,867,797	7,660,989
Parking Facilities	-	-	18,629,164	14,538,493	18,629,164	14,538,493
City Market	-	-	2,546,212	2,749,795	2,546,212	2,749,795
Angel Oak	-	-	459,437	467,103	459,437	467,103
Joseph P. Riley, Jr. Baseball Park	-	-	1,614,623	1,391,702	1,614,623	1,391,702
Municipal Golf Course	-	-	3,946,807	3,623,884	3,946,807	3,623,884
Slave Mart Museum	-	-	255,345	253,035	255,345	253,035
Total expenses	313,808,657	296,438,799	27,451,588	23,024,012	341,260,245	319,462,811
Excess before transfers	117,679,669	117,465,520	12,521,767	16,479,994	130,201,436	133,945,514
Transfers	10,359,530	(201,492)	(10,359,530)	201,492	-	-
Increase in net position	128,039,199	117,264,028	2,162,237	16,681,486	130,201,436	133,945,514
Net position, beginning	1,301,842,650	1,184,578,622	154,455,493	137,774,007	1,456,298,143	1,322,352,629
Net position, ending	\$ 1,429,881,849	\$ 1,301,842,650	\$ 156,617,730	\$ 154,455,493	\$ 1,586,499,579	\$ 1,456,298,143

**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

Governmental Activities. During the current fiscal year, governmental activities increased the City's net position by \$128,039,199 from the prior year for an ending balance of \$1,429,881,849. This compares to a prior year increase of \$117,264,028, a difference of \$10,775,171. Key elements of this change are as follows:

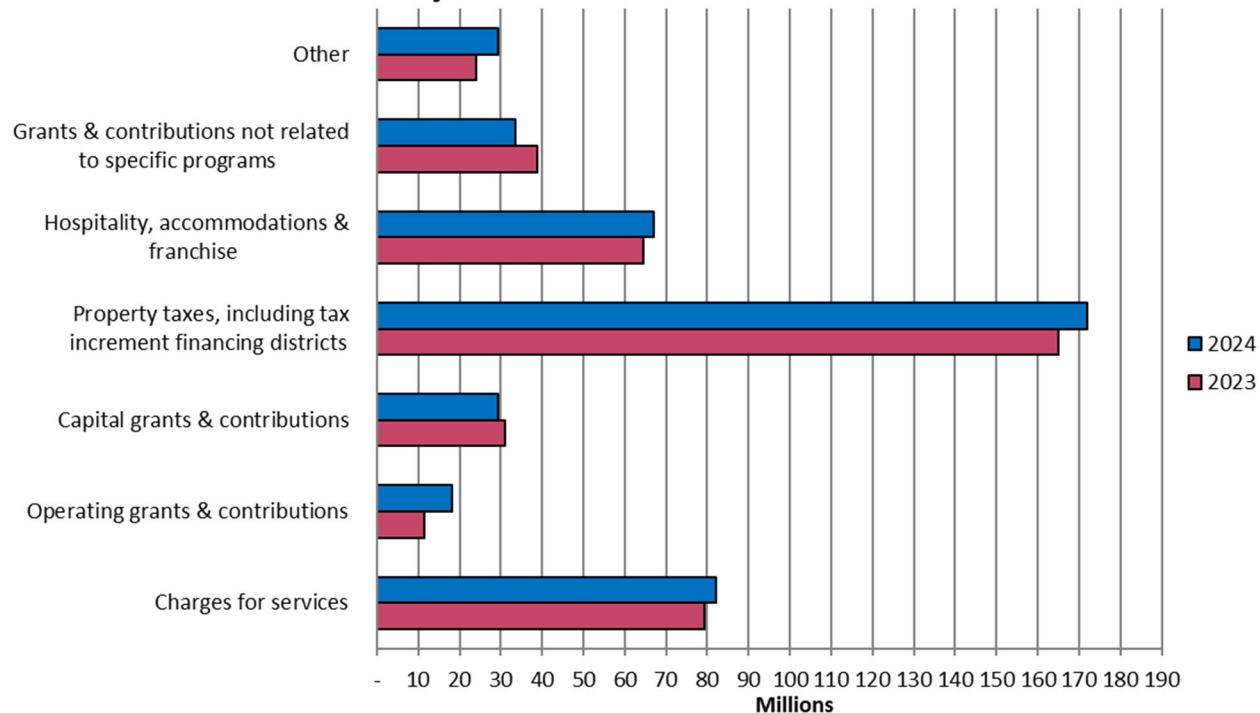
- ◆ General revenues and transfers increased \$20,192,339 or 7 percent during 2024. A portion of this growth came from tourism related revenues, which rose by \$1,780,741. Hospitality Fees and Accommodations Taxes increased by \$1,352,612 and \$428,129 respectively. Property tax revenues increased by \$15,392,729, driven by higher property appraisals as well as an additional 2 mills for Parks and Recreation projects. Transfers grew by \$10,561,022 to support capital projects and general fund operating activities.
- ◆ Expenses for governmental activities increased by \$17,369,858 or 6 percent over the prior year. The increase was mainly due to increases in salaries for sworn and non-sworn employees. During 2024, the City implemented a COLA increase of 4% for Sworn and Nonsworn employees and a 1.88% pay adjustment for all non-sworn employees.

Program Revenues and Expenses – Governmental Activities

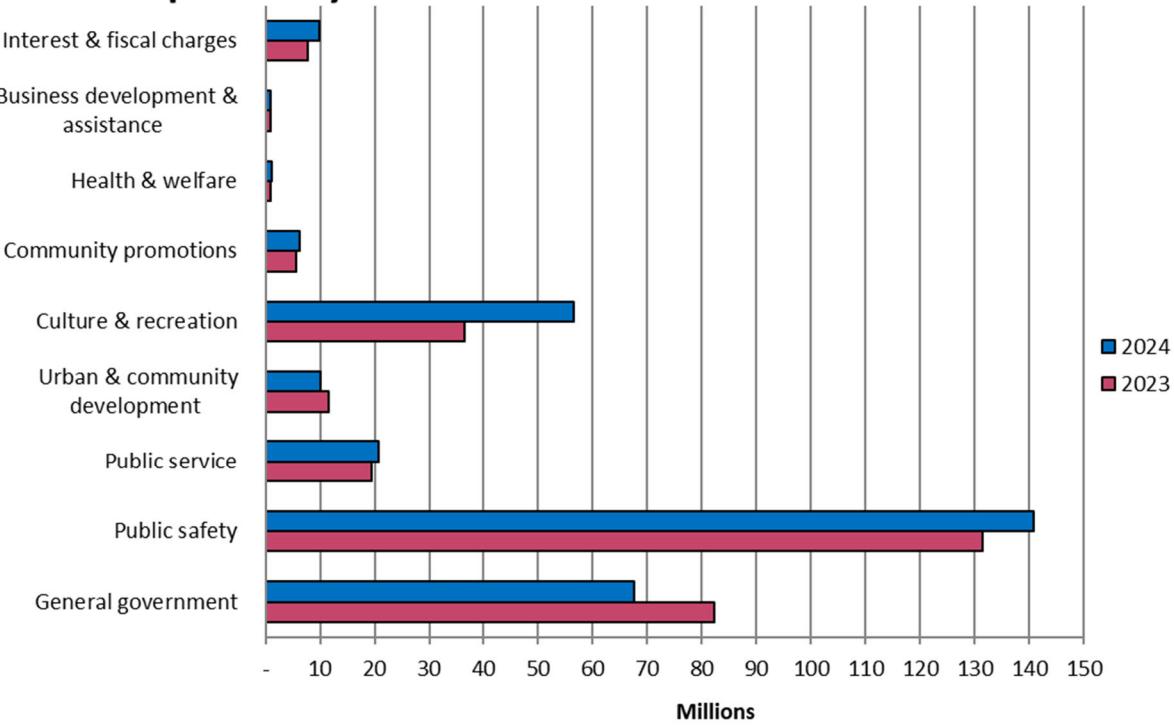


CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

Revenues by Source - Governmental Activities



Expenses by Function - Governmental Activities



**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

Business-type Activities. Business-type activities increased the City's net position in 2024 by \$2,162,237 compared to a prior year increase of \$16,681,486. This (\$14,519,249) fluctuation was mainly due to the increase in transfers out from the Parking Facilities Fund to the General Fund and increases in expenditures within the Parking Facilities Fund. The increase in transfers out from the Parking Facilities Fund to the General Fund are twofold: first, to cover budgeted expenses within the General Fund, and second, to strengthen the general fund for anticipated future demands. Expenditures in the Parking Facilities Fund increased by \$1,171,171 as construction began on the Parking Garage Structural Repairs project. In the previous year, costs were limited to engineering services.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City 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 a government's net resources available for discretionary use as it represents the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by City Council.

At December 31, 2024, the City's governmental funds reported combined fund balances of \$696,669,758. Approximately 12 percent of this amount (\$82,148,221) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable*, *restricted*, or *assigned* to indicate that it is 1) not in spendable form (\$312,845), 2) restricted for particular purposes (\$500,119,563) or 3) assigned for particular purposes (\$114,089,129). Combined fund balance increased by \$26,216,213 in comparison with the prior year. The increase is mainly due to new projects and ongoing projects requiring additional funding due to increased construction costs and land purchases for public safety facilities. In addition, the City's expenditure budget increased thereby requiring an increase to meet the City's financial policy of 20% unassigned fund balance. Management also reserved funds above our 20% policy as further protection against unforeseen events, considering the City's location on the coast.

General Fund. The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$82,270,321, while total fund balance increased to \$188,036,799. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents approximately 30 percent of total General Fund expenditures, while total fund balance represents approximately 70 percent of that same amount.

The fund balance of the City's General Fund increased by 22 percent or \$33,715,584 during 2024. Highlights in the General Fund were as follows:

- ◆ Local Option Sales Tax revenue increased by \$1,163,830 or 3.6% in 2024. This increase is primarily due to an increase in consumer spending during 2024.
- ◆ Property tax revenue increased by \$8,768,541 or 7.5% in 2024. This increase is due to higher appraised values of properties and the addition of tax revenues previously allocated to the King Street Gateway TIF, which has now ended.

**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

- ◆ Business licenses increased by \$5,224,672 or 7 percent during 2024. This increase is primarily due to the growth of gross revenues of businesses. Business license fees are calculated based on prior year gross revenues. Therefore 2024 business license revenues were based on 2023's gross revenues, which were significantly higher than 2022.

Capital Improvements Fund. This major fund accounts for capital projects funded primarily by various general obligation bonds, installment purchase revenue bonds, hospitality revenue bond, a portion of the hospitality fees and accommodations taxes, transfers from other funds, as well as assets purchased under the City's lease purchase program. Grants and contributions also funded acquisitions during the current year. Fund balance decreased by 41 percent or \$3,029,991 as a result of an increase in capital outlay, driven by increased project expenditures compared to the prior year. More specifically, projects such as the Low Battery Seawall, Ashley River Crossing and James Lewis MWBE Incubator saw an increase in expenditures of \$11,409,4891, \$9,641,163 and \$827,955 respectively.

King Street Gateway TIF. This major fund accounts for various capital projects that are primarily funded by special redevelopment bonds, property taxes from this tax increment financing (TIF) district and special assessments levied on property owners in the district. During 2024, fund balance increased by 5 percent or \$3,939,047, as compared to a 16 percent increase for 2023 of \$10,405,048. The largest change in this fund was a decrease in property tax revenue of \$13,632,498 due to the expiration of the TIF. Property taxes collected are no longer designated to this fund and are now recorded in the General Fund.

Drainage. This major fund accounts for stormwater management and other drainage infrastructure. Funding sources are primarily from tax revenues from the four mills (two mills prior to 2016) assessed on real and personal property, certain business licenses and transfers from stormwater utility fees. Grants and contributions likewise funded acquisitions during the current year. The City also issued \$46,725,000 of stormwater revenue bonds in 2012 which was refunded in 2020 and again in 2021. During 2024, fund balance decreased by \$7,788,899 or 12 percent, as compared to a prior year increase of \$4,055,863. The decrease in fund balance is attributable to a significant increase in capital outlay of 64% or \$12,538,873. The rise is primarily the result of increased expenditures associated with three major projects: Spring/Fishburne Phase 5, Huger Street Drainage Improvements, and the Concord Street Pump Station.

Charleston Neck TIF. This major fund accounts for various public infrastructure improvements that are primarily funded by special redevelopment bonds, property taxes from this tax increment financing (TIF) district and special assessments levied on property owners in the district. During 2024, fund balance increased by 11% or \$7,821,234, as compared to a 478% increase for 2023 or \$59,658,824. The large increase in 2023 was due to the issuance of \$48,375,000 in special redevelopment bonds. The increase in 2024 was mainly due to an increase in property taxes collected.

Proprietary Funds

The City of Charleston's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City's enterprise operations include the following funds: Angel Oak, City Market, Joseph P. Riley, Jr. Baseball Park, Municipal Golf Course, Parking Facilities and Slave Mart Museum. The only major fund is the Parking Facilities Fund. At the end of the current fiscal year, the City's proprietary funds reported total ending net position of \$156,617,730, of which \$49,206,266 is unrestricted. The balance of net position is classified as net investment in capital assets.

Parking Facilities Fund. Net position increased in the Parking Facilities Fund by 2 percent or \$2,162,590, a decrease of \$13,171,576 over the prior year. This decrease was predominantly due to an increase in transfers out to the General Fund and increases in expenditures as construction began on the Parking Garage Structural Repairs project.

**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

GENERAL FUND BUDGETARY HIGHLIGHTS

Original Budget Compared to Final Budget.

For 2024 there was a \$9,323,680 increase in appropriations between the original and final amended budget for the General Fund. This increase was partially the result of a budget amendment in the amount of \$6,386,925. An additional \$762,969 was included for replacing and updating stage lights for the Dock Street Theatre to new and more efficient LED lights. Increased design and professional services for the Executive department added \$676,622 including \$400,000 for an additional contribution to the U.S. Army Corps of Engineers Tidal and Inland Flooding Study. Improvements to a historical square and adjacent retaining wall increased the budget by \$414,442. Installation of new rectangular rapid flashing beacons along the Greenway added \$53,380 and increases to city-wide uniform and equipment costs added \$351,761. Various division overtime costs required \$928,368 to be added and various department vehicle repairs added \$912,421. Transfers Out increased by \$2,286,962 for the transfer of various reserves established for capital projects in 2024. The remaining difference between the original and final budgeted amounts for the General Fund consisted of \$2,936,755 of prior year outstanding encumbrances that were re-appropriated, as well as transfers within or between departments.

Final Budget Compared to Actual Results. Actual 2024 General Fund revenues were more than the amount budgeted by 10.52 percent or \$24,894,979 while total expenditures were less than the amount budgeted by 2.22 percent or \$6,118,241. Total net other financing sources were over budget by 110.08 percent or \$22,867,080 predominantly due to an increase in transfers in in the amount of \$12,384,232 from the Enterprise Funds and \$9,894,143 from subscription-based information technology arrangements (SBITAs). SBITAs were over budget due to entering into agreements with Workday and Euna Solutions for enterprise resource planning solutions. Transfers In were over budget by \$12,384,232 due to transferring in revenue from enterprise funds, namely the Parking Facilities Fund.

The most significant budget to actual revenue variance involved Property Taxes due to property values increasing more than anticipated, and higher collection of prior year taxes. Licenses, Fees, and Permits, were over budget by 8.51 percent or \$6,072,494. This variance is a result of higher than anticipated Business License revenue. Due to rising interest rates, interest income exceeded budget resulting in revenues from use of money and property being over budget by \$2,828,535. Intergovernmental – Federal revenue is more than budgeted due to receiving reimbursement from FEMA for prior year storm-related expenditures.

Within current expenditures, the largest variance is in Public Safety, which was below budget by \$5,814,969 (4.15 percent), with \$3,539,417 in wages and fringes, due mainly to vacant positions in the Police Department (\$1,351,642) and Fire Department (\$1,485,462). Operating expenditures were under budget by \$2,275,552 due mostly to savings in fuel, supply costs, equipment, and professional services.

The general government function was under budget by \$5,674,761 (10.62 percent), with the largest variance of \$1,597,383 in wages and fringe benefits due to vacant positions. Information Technology operating expenditures were under budget by \$247,001 mainly due to delays in completing projects. Budget, Finance and Revenue Collections was under budget by \$1,459,255 in operating expenditures due to how subscription services to SBITAs are recorded and how they are budgeted. Property and Risk Management were under budget in operating expenditures (\$583,056) due to insurances costs coming in under budget.

The Culture and Recreation function was under budget by \$3,692,618 (10.55 percent). The majority of this was due to savings in salaries and fringe benefits related to vacant positions (\$1,901,143). The remaining variance is in operating line items such as supplies, contracts, and maintenance and repair budgets that are under budget due to staffing shortages.

Capital outlay was over budget by \$9,998,284 due to how expenditures related to SBITAs are recorded as capital costs but budgeted as expenditures as professional services based on function.

CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2024, amounts to \$1,431,575,374 (net of accumulated depreciation). This investment in capital assets includes land and improvements, buildings and improvements, machinery and equipment, works of art, drainage systems, and bridges and tunnels, as well as streets and sidewalks. (See Notes 1.I. and 9 to the financial statements). The total increase in the City's investment in capital assets from 2023 to 2024 was approximately 5.5 percent.

Major capital asset events during the current fiscal year included the following:

- ◆ Approximately \$11.5 million was spent towards the US Highway 17 Septima Clark drainage project.
- ◆ Approximately \$4 million was spent towards the Forest Acres drainage project.
- ◆ Approximately \$5 million was spent towards the Concord Street Pump Station.
- ◆ Approximately \$13 million was spent on the Ashley River Crossing.
- ◆ Approximately \$18 million was spent on the Seawall-Low Battery.

Other significant additions during 2024 included work on the Huger Street Drainage Improvements, Ehrhardt Street Tunnel, Municipal Operations Complex, Beresford Creek Bridge Replacement, various drainage projects, and acquisitions of equipment in the police, fire, and public service departments.

City of Charleston's Capital Assets (Net of Depreciation)

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land and improvements	\$ 133,832,098	\$ 127,413,324	\$ 11,442,208	\$ 11,442,209	\$ 145,274,306	\$ 138,855,533
Building & improvements	485,760,352	487,333,243	128,036,199	131,342,787	613,796,551	618,676,030
Machinery & equipment	37,830,143	35,340,766	3,418,880	2,761,925	41,249,023	38,102,691
Works of art	454,250	454,250	55,000	55,000	509,250	509,250
Construction in progress	165,514,715	180,062,328	1,355,207	172,605	166,869,922	180,234,933
Infrastructure	427,350,874	350,267,453	-	-	427,350,874	350,267,453
Intangible right-to-use assets	16,614,358	17,532,005	11,403,319	12,736,535	28,017,677	30,268,540
Subscription Assets	8,507,771	245,727	-	-	8,507,771	245,727
Total	<u>\$ 1,275,864,561</u>	<u>\$ 1,198,649,096</u>	<u>\$ 155,710,813</u>	<u>\$ 158,511,061</u>	<u>\$ 1,431,575,374</u>	<u>\$ 1,357,160,157</u>

Additional information on the City's capital assets is provided in Note 9 to the financial statements.

Long-term Debt. At the end of the current fiscal year, the City had total bonded debt outstanding of \$326,049,611. Of this amount, \$43,512,788 is comprised of debt backed by the full faith and credit of the government; \$84,229,702 is comprised of special redevelopment bonds secured by proceeds from the incremental increase in the tax base related to these properties, as well as parking fees generated by garages located within the districts; \$73,444,715 is comprised of revenue bond debt secured by pledges of parking fees, operating revenues of the City Market, State and City accommodations taxes, and the revenues of the Stormwater system; and \$124,862,406 is comprised of installment purchase revenue bonds secured by certain public safety capital assets. The remainder of the City's long-term obligations is comprised of notes payable, leases, subscription liabilities, financed purchase obligations, pension-related debt, OPEB-related debt, claims and judgments, and compensated absences.

CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

The City's total debt decreased by \$30,445,515 (8.5 percent) during the current fiscal year. Decreases were due to regularly scheduled principal reductions on existing outstanding debt.

The City's liability for its net pension liability decreased by \$4,461,698 (2 percent) in 2024; this compares to a \$15,453,774 increase (8 percent) in 2023. Additionally, the City's net OPEB liability decreased by \$207,712 during 2024.

In addition to the above, the City also financed new capital leases totaling \$9,321,798 during the year. This represents a decrease of \$502,496 in new equipment financing compared to the prior year. During the year, the City purchased additional environmental services equipment including a street sweeper and a garbage truck, additional replacement of fleet vehicles, and vehicles for new positions approved in the 2024 budget. No fire apparatus was included in the 2024 capital lease, which was the main cause of the decrease in financing.

Standard & Poor's and Moody's Investors Service have assigned and reaffirmed ratings of "AAA" and "Aaa", respectively, for the City's general obligation bonds. Standard & Poor's and Moody's Investors Service assigned and reaffirmed ratings of "AA" and "Aa2, respectively, of the City's 2012 Stormwater Systems revenue bonds. Standard & Poor's and Moody's Investors Service assigned ratings of "AA+" and "Aa1", respectively, to the City's 2015, 2017, 2020, 2022, and 2023 installment purchase revenue bonds.

Under State law, the City is authorized to issue general obligation bonds (not subject to voter approval) in a principal amount not greater than eight percent of total assessed value of all taxable property. As of December 31, 2024, Charleston's eight percent general obligation debt capacity (amount remaining available without a referendum) was \$149,002,480, up from \$133,389,102 in 2023 reflecting an increased limit available due to higher assessment values and debt retirement.

City of Charleston's Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	\$ 43,512,788	\$ 50,476,535	\$ -	\$ -	\$ 43,512,788	\$ 50,476,535
Special redevelopment bonds	84,229,702	-	-	-	84,229,702	-
Revenue bonds	-	90,723,765	-	-	-	90,723,765
Installment purchase revenue bonds	72,285,929	79,250,790	1,158,786	1,577,439	73,444,715	80,828,229
	89,873,020	95,533,213	34,989,386	38,933,384	124,862,406	134,466,597
Total bonded debt	289,901,439	315,984,303	36,148,172	40,510,823	326,049,611	356,495,126
Notes	7,959,977	9,017,522	300,000	300,000	8,259,977	9,317,522
Financed Purchase Obligations	17,149,531	15,809,580	89,965	126,464	17,239,496	15,936,044
Leases	17,537,156	18,131,071	11,761,210	12,993,094	29,298,366	31,124,165
Subscriptions	8,897,088	214,306	-	-	8,897,088	214,306
Net pension liability	191,908,172	196,462,777	5,466,108	5,373,201	197,374,280	201,835,978
Net OPEB liability	32,389,028	32,596,740	-	-	32,389,028	32,596,740
Claims and judgments	6,024,128	8,461,688	-	-	6,024,128	8,461,688
Compensated absences	10,607,768	10,961,945	286,232	289,155	10,894,000	11,251,100
Total	\$ 582,374,287	\$ 607,639,932	\$ 54,051,687	\$ 59,592,737	\$ 636,425,974	\$ 667,232,669

More detailed information on the City's long-term debt is provided in Note 10 to the financial statements.

**CITY OF CHARLESTON, SOUTH CAROLINA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The approved 2025 budget was passed in December of 2024 and totaled \$293,822,573 in General Fund revenues and \$293,822,573 in General Fund expenditures.

The following economic factors currently affect the City and were considered in developing the 2025 fiscal year budget:

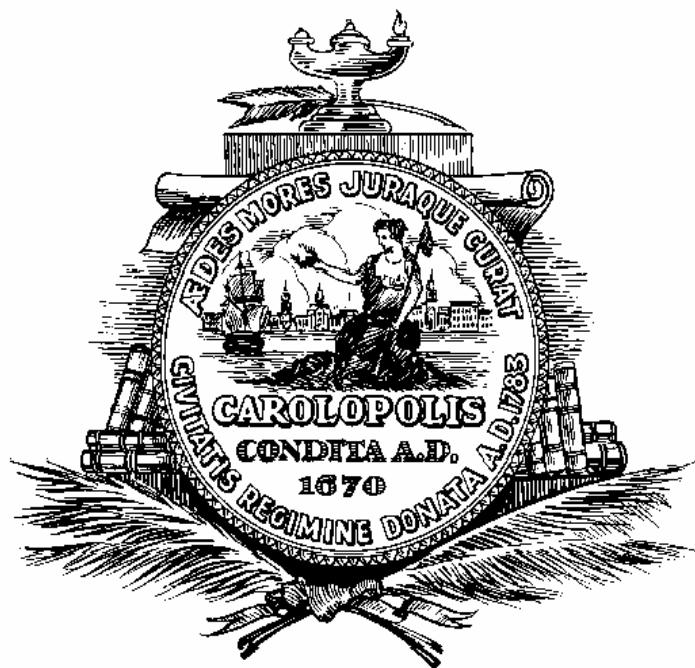
- ◆ The General Fund 2025 budget is 9.37 percent higher (\$25,172,490) than the amended 2024 budget for revenues and 4.97 percent higher (\$13,914,721) for expenditures. Compared to the original 2024 budget, revenues are 12.03 percent higher. Expenditures are 7.42 percent higher for 2025 than the original 2024 budget. The discussion below is in comparison to the 2024 amended budget.
- ◆ Most revenues are anticipated to continue to have modest growth, including an increase of \$2,974,018 in business licenses. Budgeted Local Option Sales Tax revenue increased \$900,000 or 2.71 percent. Transfers In from tourism-related funds such as Accommodations Tax and Hospitality Fee, increased \$1,250,349 or 5.31 percent.
- ◆ Each year the Parking Enterprise Fund and other enterprise funds transfer surplus funds to help support the General Fund. Parking revenues along with revenues from other tourism-related enterprise funds are projected to follow similar growth patterns over the next year. The expected transfers in 2025 are budgeted to be \$17,045,760 which is \$5,297,167 higher than in 2024, an increase of 45.09 percent.
- ◆ Property tax millage for 2025 remained the same at 80.3 mills for the General Fund. (For 2025 Drainage Fund millage remains at 4 mills and Public Safety Infrastructure Fund millage remains at 3 mills. A new dedicated millage of 2.5 mills for parks and recreation capital projects was levied in 2024. All of these are segregated from the General Fund.) The projected increase in property tax revenue is \$5,706,000 and is net of tax credits provided by Local Option Sales Tax revenues.
- ◆ The 2025 expenditure budget includes a 3% cost-of-living increase and accounts for the majority of the 4.87 percent increase in personnel and fringe benefits costs.

At December 31, 2024 unassigned fund balance in the General Fund was \$82,270,321. The use of unassigned fund balance is not budgeted for 2025.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Charleston's 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 the Department of Budget, Finance and Revenue Collections by mail at P.O. Box 304, Charleston, South Carolina 29402. You may also visit the City website at www.charleston-sc.gov.

BASIC FINANCIAL STATEMENTS



CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities	Business- type Activities	Total
Assets			
Cash and cash equivalents	\$ 277,367,633	\$ 56,354,892	\$ 333,722,525
Investments	241,291	-	241,291
Receivables, net of allowances			
Property taxes	105,658,707	-	105,658,707
Accounts	5,242,812	677,992	5,920,804
Other	4,608,300	1,317,017	5,925,317
Due from federal government	10,339,422	-	10,339,422
Due from state and local governments	62,461,657	-	62,461,657
Inventories, at cost	2,326	52,116	54,442
Prepaid items	1,096,771	7,000	1,103,771
Property held for resale	10,931,157	-	10,931,157
Notes receivable			
Due within one year	593,062	-	593,062
Due in more than one year	6,043,426	-	6,043,426
Restricted cash and cash equivalents	286,012,328	-	286,012,328
Mortgages receivable, net of allowance	2,330,453	-	2,330,453
Leases receivable			
Due within one year	486,488	490,303	976,791
Due in more than one year	2,497,432	1,268,428	3,765,860
Capital assets			
Nondepreciable	409,508,211	12,852,414	422,360,625
Depreciable, net of accumulated depreciation	841,234,221	131,455,078	972,689,299
Right-to-use lease assets, net of accumulated amortization	16,614,358	11,403,319	28,017,677
Right-to-use subscription assets, net of accumulated amortization	8,507,771	-	8,507,771
Total assets	2,051,777,826	215,878,559	2,267,656,385
 Deferred outflows of resources			
Deferred loss on bond refunding	78,093	-	78,093
Pension	38,616,453	956,464	39,572,917
Other postemployment benefits	9,643,454	-	9,643,454
Total deferred outflows of resources	\$ 48,338,000	\$ 956,464	\$ 49,294,464

CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities	Business- type Activities	Total
Liabilities			
Accounts payable	\$ 30,616,951	\$ 3,410,019	\$ 34,026,970
Accrued salaries and related benefits	11,979,403	96,286	12,075,689
Accrued interest payable	3,440,786	361,006	3,801,792
Other accrued liabilities	169,371	118,820	288,191
Deposits	317,482	181,510	498,992
Assets held for others	335,619	-	335,619
Due to state and local governments	2,771,057	-	2,771,057
Unearned revenue	8,013,556	100	8,013,656
Noncurrent liabilities			
Due within one year	44,206,569	5,687,323	49,893,892
Due in more than one year	538,167,718	48,364,365	586,532,083
Total liabilities	640,018,512	58,219,429	698,237,941
Deferred inflows of resources			
Deferred gain on bond refunding	169,437	-	169,437
Deferred lease receipts	2,961,220	1,703,775	4,664,995
Pension	14,646,471	294,089	14,940,560
Other postemployment benefits	12,438,337	-	12,438,337
Total deferred inflows of resources	30,215,465	1,997,864	32,213,329
Net position			
Net investment in capital assets	1,135,916,851	107,411,464	1,243,328,315
Restricted for			
Debt service	1,876,599	-	1,876,599
Capital and infrastructure projects	354,732,337	-	354,732,337
Tourism activities	29,886,459	-	29,886,459
Small business assistance	2,482,066	-	2,482,066
Housing services/community development	3,582,817	-	3,582,817
Affordable housing	23,103,137	-	23,103,137
Law enforcement	346,191	-	346,191
Cultural activities	27,896	-	27,896
Community services	613,474	-	613,474
Recreation and community programs			
Nonexpendable	56,409	-	56,409
Unrestricted	(122,742,387)	49,206,266	(73,536,121)
Total net position	\$ 1,429,881,849	\$ 156,617,730	\$ 1,586,499,579

CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Program Revenues					Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
			Operating	Grants and Contributions				
Governmental activities								
General government	\$ 67,570,918	\$ 70,221,031	\$ 13,052,427	\$ 5,110,754	\$ 20,813,294	\$ -	\$ 20,813,294	
Public safety	140,698,092	6,327,427	1,438,011	1,065,227	(131,867,427)	-	(131,867,427)	
Public service	20,734,310	-	191,419	7,817,973	(12,724,918)	-	(12,724,918)	
Urban and community development	10,083,752	1,119,698	2,959,370	124,066	(5,880,618)	-	(5,880,618)	
Culture and recreation	56,439,893	3,753,832	262,820	14,710,838	(37,712,403)	-	(37,712,403)	
Community promotions	6,237,357	760,204	-	-	(5,477,153)	-	(5,477,153)	
Health and welfare	1,170,664	-	35,825	-	(1,134,839)	-	(1,134,839)	
Business development and assistance	1,005,874	150	108,399	634,901	(262,424)	-	(262,424)	
Interest	9,867,797	-	-	-	(9,867,797)	-	(9,867,797)	
Total governmental activities	313,808,657	82,182,342	18,048,271	29,463,759	(184,114,285)	-	(184,114,285)	
Business-type activities								
Parking facilities	18,629,164	31,047,657	-	-	-	12,418,493	12,418,493	
City Market	2,546,212	2,841,884	-	-	-	295,672	295,672	
Angel Oak	459,437	423,799	21,487	-	-	(14,151)	(14,151)	
J. P. Riley Jr. Baseball Park	1,614,623	326,156	-	500,000	-	(788,467)	(788,467)	
Municipal Golf Course	3,946,807	3,843,679	-	-	-	(103,128)	(103,128)	
Slave Mart Museum	255,345	512,468	-	-	-	257,123	257,123	
Total business-type activities	27,451,588	38,995,643	21,487	500,000	-	12,065,542	12,065,542	
Total Government	\$ 341,260,245	\$ 121,177,985	\$ 18,069,758	\$ 29,963,759	(184,114,285)	12,065,542	(172,048,743)	

General revenues	
Taxes	
Property, net of tax increment financing districts	\$ 144,387,887
Tax increment financing districts	27,646,596
Hospitality	26,494,506
Accommodations	24,827,506
Franchise	15,639,321
Penalties	550,807
Grants and contributions not restricted to specific programs	33,454,982
Unrestricted revenue from use of money and property	26,226,452
Gain on sale of real estate	-
Miscellaneous	2,565,897
Transfers	10,359,530
	(10,359,530)
Total general revenues and transfers	312,153,484
Change in net position	128,039,199
Net position	1,301,842,650
Beginning of year	\$ 154,455,493
End of year	\$ 156,617,730
	1,456,298,143
	\$ 1,586,499,579

CITY OF CHARLESTON, SOUTH CAROLINA

**BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Major Funds				
	General	Capital Improvements	Charleston Neck TIF	King Street Gateway TIF	Drainage
Assets					
Cash and cash equivalents	\$ 105,382,081	\$ -	\$ -	\$ 3,418,182	\$ 38,758,538
Investments	-	185,057	-	-	-
Receivables, net of allowances:					
Property taxes	70,086,860	-	11,433,035	-	4,335,402
Accounts	-	-	-	-	5,959
Other	3,083,534	60,451	-	-	-
Due from federal government	-	7,859,973	-	-	2,445,335
Due from state and local governments	46,534,708	-	796,978	-	4,577,080
Notes receivable, net of allowance	-	-	-	-	-
Property held for resale	-	-	-	-	-
Due from other funds	359,972	-	-	-	-
Inventories	2,326	-	-	-	-
Security deposits	-	-	-	-	-
Prepaid items	41,409	15,000	-	-	71,410
Restricted cash and cash equivalents	225,426	12,379,579	67,918,105	75,349,850	20,801,530
Leases receivable	2,983,920	-	-	-	-
Mortgages receivable, net of allowance	-	-	-	-	-
Total assets	<u>\$ 228,700,236</u>	<u>\$ 20,500,060</u>	<u>\$ 80,148,118</u>	<u>\$ 78,768,032</u>	<u>\$ 70,995,254</u>

<i>(Previously Major) Hospitality Fee</i>	<i>(Previously Major) International African American Museum</i>	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 129,808,832	\$ 277,367,633
		56,234	241,291
-	-	19,803,410	105,658,707
-	-	5,236,853	5,242,812
-	-	1,464,315	4,608,300
-	-	34,114	10,339,422
-	-	10,552,891	62,461,657
-	-	6,636,488	6,636,488
-	-	10,871,157	10,871,157
-	-	-	359,972
-	-	-	2,326
-	-	11,418	11,418
-	-	170,500	298,319
-	-	109,337,838	286,012,328
-	-	-	2,983,920
-	-	2,330,453	2,330,453
\$ -	\$ -	\$ 296,314,503	\$ 775,426,203

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

**BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Major Funds				
	General	Capital Improvements	Charleston Neck TIF	King Street Gateway TIF	Drainage
Liabilities					
Accounts payable	\$ 8,132,882	\$ 8,251,844	\$ 825	\$ -	\$ 9,115,452
Assets held for others	182,458	-	-	-	-
Accrued salaries, wages, and benefits	11,799,381	-	-	-	-
Claims and judgments payable	1,134,779	-	-	-	-
Other accrued liabilities	166,940	-	-	-	-
Deposits	317,482	-	-	-	-
Due to state and local governments	2,768,263	-	-	-	-
Due to other funds	-	-	-	-	-
Unearned revenue	7,833,230	2,928	-	-	-
Total liabilities	32,335,415	8,254,772	825	-	9,115,452
Deferred inflows of resources					
Deferred lease receipts	2,961,220	-	-	-	-
Unavailable revenue	5,366,802	7,859,953	195,803	-	4,991,788
Total deferred inflows of resources	8,328,022	7,859,953	195,803	-	4,991,788
Fund balances (deficit)					
Nonspendable					
Long-term receivables	22,700	-	-	-	-
Inventories and prepaid items	43,735	15,000	-	-	71,410
Restricted					
Small business assistance	-	-	-	-	-
Law enforcement	-	-	-	-	-
Tourism activities	-	-	-	-	-
Cultural activities	-	-	-	-	-
Housing services and community development	-	-	-	-	-
Affordable housing	-	-	-	-	-
Community services	-	-	-	-	-
Recreation and community programs					
Nonexpendable	-	-	-	-	-
Debt service	-	-	465,543	341,438	3,098,472
Capital and infrastructure projects	-	4,370,335	79,485,947	78,426,594	53,718,132
Assigned					
Cultural activities	-	-	-	-	-
Community services	-	-	-	-	-
Housing services and community development	-	-	-	-	-
Capital and infrastructure projects	101,808,422	-	-	-	-
Purchases on order	3,328,011	-	-	-	-
Post-employment benefits - pension	563,610	-	-	-	-
Unassigned					
Total fund balances (deficit)	188,036,799	4,385,335	79,951,490	78,768,032	56,888,014
Total liabilities, deferred inflows of resources, and fund balances (deficit)	\$ 228,700,236	\$ 20,500,060	\$ 80,148,118	\$ 78,768,032	\$ 70,995,254

<i>(Previously Major)</i> Hospitality Fee	<i>(Previously Major)</i> International African American Museum	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 5,115,948	\$ 30,616,951
-	-	153,161	335,619
-	-	180,022	11,979,403
-	-	-	1,134,779
-	-	2,431	169,371
-	-	-	317,482
-	-	2,794	2,771,057
-	-	359,972	359,972
-	-	177,380	8,013,538
<hr/>	<hr/>	<hr/>	<hr/>
-	-	5,991,708	55,698,172
<hr/>	<hr/>	<hr/>	<hr/>
-	-	-	2,961,220
-	-	1,682,707	20,097,053
<hr/>	<hr/>	<hr/>	<hr/>
-	-	1,682,707	23,058,273
<hr/>	<hr/>	<hr/>	<hr/>
-	-	-	22,700
-	-	160,000	290,145
-	-	2,482,066	2,482,066
-	-	346,191	346,191
-	-	29,886,459	29,886,459
-	-	27,896	27,896
-	-	3,582,817	3,582,817
-	-	23,103,137	23,103,137
-	-	613,474	613,474
-	-	56,409	56,409
-	-	1,411,935	5,317,388
-	-	218,702,718	434,703,726
-	-	258,066	258,066
-	-	51	51
-	-	5,108,658	5,108,658
-	-	3,022,311	104,830,733
-	-	-	3,328,011
-	-	-	563,610
<hr/>	<hr/>	<hr/>	<hr/>
-	-	(122,100)	82,148,221
<hr/>	<hr/>	<hr/>	<hr/>
-	-	288,640,088	696,669,758
<hr/>	<hr/>	<hr/>	<hr/>
\$ -	\$ -	\$ 296,314,503	\$ 775,426,203

CITY OF CHARLESTON, SOUTH CAROLINA

**RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION
DECEMBER 31, 2024**

Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Total governmental fund balances \$ 696,669,758

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds (capital assets of \$1,575,833,343; net of accumulated depreciation of \$294,900,615 and accumulated amortization of \$5,068,167). 1,275,864,561

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported or are deferred in the funds.

Property taxes	\$ 4,146,788
Franchise fees	8,182
Sale of real estate	517,882
Grants	14,394,744
Court fines	840,849
Deferred interest receivable on notes	168,866
Donated and grant related property held for resale	60,000
Other receivables	<u>19,742</u>
	20,157,053

Disbursements for maintenance agreements reflected in the funds cover periods extending beyond year-end. 787,034

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

Notes payable	\$ (7,959,977)
General obligation bonds	(42,591,000)
Net pension liability, net of related deferred outflows and inflows of resources	(167,938,190)
Net OPEB liability, net of related deferred outflows and inflows of resources	(35,183,911)
Revenue bonds	(69,535,802)
Installment purchase revenue bonds	(81,354,929)
Special redevelopment bonds	(84,229,702)
Financed purchase obligations payable	(17,149,531)
Leases payable	(17,537,156)
Subscription arrangements payable	(8,897,088)
Claims and judgments payable	(4,889,349)
Compensated absences payable	(10,607,768)
Accrued interest	(3,440,786)
Unamortized deferred gain on refunding	(169,437)
Unamortized deferred loss on refunding	78,093
Unamortized premiums on debt issuance	<u>(12,190,006)</u>
	(563,596,539)

The funds reflect multi-year real estate rental agreements for which revenues are deferred and amortized over the period of the agreement in the statement of net position. (18)

Net position of governmental activities \$ 1,429,881,849

CITY OF CHARLESTON, SOUTH CAROLINA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Major Funds				
	General	Capital Improvements	Charleston Neck TIF	King Street Gateway TIF	Drainage
Revenues					
Taxes					
Property, net of tax increment financing districts	\$ 126,140,133	\$ -	\$ -	\$ -	\$ 7,838,469
Tax increment financing districts	-	-	12,175,023	539,305	-
Other	-	-	-	-	-
Licenses, fees and permits	77,422,858	-	-	-	1,092,065
Fines and forfeitures	1,034,488	-	-	-	29,708
Intergovernmental-federal	883,953	10,157,561	-	-	4,392,330
Intergovernmental-state and local					
Local option sales tax	33,454,982	-	-	-	-
Other	8,396,253	89,275	-	-	6,033,041
Charges for services	3,606,257	-	-	-	-
Revenues from use of money and property	7,459,174	602,977	3,127,886	3,399,742	1,858,277
Donations and settlements	369,457	359,834	-	-	414,844
Other	1,365,332	-	-	-	-
Total revenues	260,132,887	11,209,647	15,302,909	3,939,047	21,658,734
Expenditures					
Current					
General government	47,778,766	694,508	6,270	-	3,690,841
Public safety	134,182,296	91,805	-	-	-
Public service	19,067,967	150	-	-	1,614,745
Urban and community development	5,446,681	-	-	-	-
Culture and recreation	31,322,199	318,597	-	-	-
Community promotions	1,521,755	-	-	-	-
Health and welfare	1,100,537	-	-	-	-
Business development and assistance	887,345	155,179	-	-	-
Capital outlay	11,779,496	46,826,716	-	-	32,048,893
Debt service					
Principal retirement	15,073,257	-	4,679,199	-	2,751,000
Interest and fiscal charges	1,897,321	-	2,796,206	-	300,721
Total expenditures	270,057,620	48,086,955	7,481,675	-	40,406,200
Excess (deficiency) of revenues over (under) expenditures	(9,924,733)	(36,877,308)	7,821,234	3,939,047	(18,747,466)
Other financing sources (uses)					
Transfers in	36,438,018	25,069,886	-	-	11,665,410
Transfers out	(3,865,337)	(544,367)	-	-	(706,843)
Insurance recoveries	752,656	-	-	-	-
Sale of capital assets	115,389	-	-	-	-
Financed purchase obligations payable issued	-	9,321,798	-	-	-
Leases issued	305,448	-	-	-	-
Subscription arrangements issued	9,894,143	-	-	-	-
Total other financing sources (uses), net	43,640,317	33,847,317	-	-	10,958,567
Net change in fund balances	33,715,584	(3,029,991)	7,821,234	3,939,047	(7,788,899)
Fund balance (deficit) - beginning of year, as previously reported	154,321,215	7,415,326	-	74,828,985	64,676,913
Adjustment - change within reporting entity	-	-	72,130,256	-	-
Fund balance (deficit) - beginning of year, as adjusted	154,321,215	7,415,326	72,130,256	74,828,985	64,676,913
Fund balance (deficit) - end of year	\$ 188,036,799	\$ 4,385,335	\$ 79,951,490	\$ 78,768,032	\$ 56,888,014

<i>(Previously Major)</i> Hospitality Fee	<i>(Previously Major)</i> International African American Museum	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 10,361,091	\$ 144,339,693
-	-	14,932,268	27,646,596
-	-	37,432,024	37,432,024
-	-	15,039,122	93,554,045
-	-	66,359	1,130,555
-	-	5,170,395	20,604,239
-	-	-	33,454,982
-	-	13,070,883	27,589,452
-	-	150	3,606,407
-	-	9,446,344	25,894,400
-	-	5,749,767	6,893,902
-	-	2,986,407	4,351,739
_____	_____	114,254,810	426,498,034
-	-	21,480,751	73,651,136
-	-	1,634,314	135,908,415
-	-	54,130	20,736,992
-	-	4,833,495	10,280,176
-	-	7,339,492	38,980,288
-	-	4,773,517	6,295,272
-	-	24,701	1,125,238
-	-	47,947	1,090,471
-	-	6,767,829	97,422,934
-	-	12,515,770	35,019,226
-	-	5,951,719	10,945,967
_____	_____	65,423,665	431,456,115
_____	_____	48,831,145	(4,958,081)
-	-	6,527,515	79,700,829
-	-	(64,224,752)	(69,341,299)
-	-	390,233	1,142,889
-	-	35,097	150,486
-	-	-	9,321,798
-	-	-	305,448
-	-	-	9,894,143
_____	_____	(57,271,907)	31,174,294
-	-	(8,440,762)	26,216,213
73,747,742	(813,104)	296,276,468	670,453,545
(73,747,742)	813,104	804,382	-
_____	_____	297,080,850	670,453,545
\$	\$	\$ 288,640,088	\$ 696,669,758

CITY OF CHARLESTON, SOUTH CAROLINA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

Net change in fund balances - total governmental funds	\$ 26,216,213
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Amounts reported for governmental activities in the Statement of Activities are different because:

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

Capital outlay	\$ 100,902,175
Amortization expense	(2,465,605)
Depreciation expense	<u>(22,121,851)</u>
	76,314,719

In the Statement of Activities, the loss on disposal of capital assets is reported. Conversely, governmental funds generally do not report any gain or loss on disposal of capital assets.

Net book value of disposed capital assets	(279,902)
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In the Statement of Activities, revenue from infrastructure assets contributed to the City by real estate developers is reported. Since such contributions result in neither the receipt nor the use of current financial resources, they are not reflected in the fund statements.

1,570,237

Right-to-use assets used in governmental activities are not financial resources and, therefore, remeasurements of these assets are not reported in the governmental funds.

Right-to-use lease asset remeasurements	\$ (10,231)
Right-to-use subscription asset remeasurements	<u>(379,358)</u>
	(389,589)

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

Property taxes	\$ 48,197
Franchise fees	(2,727)
Sale of real estate	(21,152)
Court fines	12,431
Grant revenues	8,083,271
Interest income	12,000
Other	<u>(5,877,640)</u>
	2,254,380

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

Expenditures under maintenance agreements that cover periods extending beyond year-end are deferred and amortized over the agreement period in the Statement of Net Position. \$ (70,574)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment consumes 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 net effect of these differences in the treatment of long-term debt and related items is as follows:

Financed purchase obligations issued	\$ (9,321,798)
Leases issued	(305,448)
Subscription arrangements issued	(9,894,143)
Principal repayments	35,019,226
Remeasurements of subscription arrangements	391,436
Amortization of refunding gains	38,851
Amortization of refunding losses	(23,972)
Amortization of issuance premiums	<u>1,822,318</u>
	17,726,470
Compensated absences	\$ 354,177
Net OPEB liability	357,414
Claims and judgments	2,432,632
Interest expense	(1,058,162)
Net pension liability	<u>2,611,184</u>
	4,697,245
Change in net position of governmental activities	<u>\$ 128,039,199</u>

CITY OF CHARLESTON, SOUTH CAROLINA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024**

	Business-type Activities		
	Enterprise Funds		
	Parking Facilities	Nonmajor Enterprise Funds	Total
Assets			
Current assets			
Cash and cash equivalents	\$ 48,403,569	\$ 7,951,323	\$ 56,354,892
Accounts receivable, net of allowances	677,992	-	677,992
Other receivables	157,032	1,159,985	1,317,017
Inventories, at cost	-	52,116	52,116
Prepaid items	-	7,000	7,000
Lease receivables	92,403	397,900	490,303
Total current assets	49,330,996	9,568,324	58,899,320
Noncurrent assets			
Lease receivables	863,999	404,429	1,268,428
Capital assets			
Land	8,506,888	2,935,320	11,442,208
Works of art	-	55,000	55,000
Construction in progress	-	1,355,206	1,355,206
Buildings and improvements	148,328,757	38,039,204	186,367,961
Machinery and equipment	6,787,612	1,192,230	7,979,842
Less accumulated depreciation	(38,567,799)	(24,324,926)	(62,892,725)
Right-to-use lease assets	15,397,039	256,217	15,653,256
Less accumulated amortization	(4,007,388)	(242,549)	(4,249,937)
Net capital assets	136,445,109	19,265,702	155,710,811
Total noncurrent assets	137,309,108	19,670,131	156,979,239
Total assets	186,640,104	29,238,455	215,878,559
Deferred outflows of resources			
Pension	549,955	406,509	956,464
Total deferred outflows of resources	549,955	406,509	956,464
Liabilities			
Current liabilities			
Accounts payable	1,692,352	1,717,667	3,410,019
Accrued salaries and related benefits	46,039	50,247	96,286
Accrued interest payable	337,707	23,299	361,006
Other accrued liabilities	3,936	114,884	118,820
Installment purchase revenue bonds payable	3,741,521	-	3,741,521
Revenue bonds payable	-	440,929	440,929
Notes payable	-	100,000	100,000
Financed purchase obligations payable	-	37,659	37,659
Leases payable	1,215,735	14,205	1,229,940
Compensated absences payable	64,375	72,899	137,274
Deposits	142,567	38,943	181,510
Unearned revenue	100	-	100
Total current liabilities	7,244,332	2,610,732	9,855,064

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024

	Business-type Activities		
	Enterprise Funds		
	Parking Facilities	Nonmajor Enterprise Funds	Total
Liabilities (Continued)			
Noncurrent liabilities			
Net pension liability	\$ 3,340,954	\$ 2,125,154	\$ 5,466,108
Installment purchase revenue bonds payable	31,247,865	-	31,247,865
Revenue bonds payable	-	717,857	717,857
Notes payable	-	200,000	200,000
Financed purchase obligations payable	-	52,306	52,306
Leases payable	10,522,702	8,568	10,531,270
Compensated absences payable	65,257	83,702	148,959
Total long-term liabilities	45,176,778	3,187,587	48,364,365
Total liabilities	52,421,110	5,798,319	58,219,429
Deferred inflows of resources			
Pension	178,801	115,288	294,089
Deferred lease receipts	864,947	838,828	1,703,775
Total deferred inflows of resources	1,043,748	954,116	1,997,864
Net position			
Net investment in capital assets	89,717,286	17,694,178	107,411,464
Unrestricted	44,007,915	5,198,351	49,206,266
Total net position	\$ 133,725,201	\$ 22,892,529	\$ 156,617,730

CITY OF CHARLESTON, SOUTH CAROLINA

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Business-type Activities		
	Enterprise Funds		
	Parking Facilities	Nonmajor Enterprise Funds	Total
Operating revenues			
Sales and services	\$ 30,997,249	\$ 7,576,199	\$ 38,573,448
Revenues from use of monies and property	-	368,298	368,298
Donations	-	21,487	21,487
Other	50,408	3,489	53,897
Total operating revenues	<u>31,047,657</u>	<u>7,969,473</u>	<u>39,017,130</u>
Operating expenses			
Cost of sales and services	-	612,060	612,060
Personnel services	5,559,953	3,068,065	8,628,018
Utilities	683,659	436,079	1,119,738
Rent	819,716	-	819,716
Repairs and maintenance	3,406,718	525,025	3,931,743
Supplies	439,229	432,368	871,597
Other operating expenses	3,001,070	2,273,358	5,274,428
Depreciation and amortization	3,793,114	1,394,347	5,187,461
Total operating expenses	<u>17,703,459</u>	<u>8,741,302</u>	<u>26,444,761</u>
Operating income (loss)	<u>13,344,198</u>	<u>(771,829)</u>	<u>12,572,369</u>
Nonoperating revenues (expenses)			
Investment income	452,775	-	452,775
Interest expense	(925,705)	(81,122)	(1,006,827)
Gain on disposition of capital assets	-	3,450	3,450
Total nonoperating revenues	<u>(472,930)</u>	<u>(77,672)</u>	<u>(550,602)</u>
Income (loss) before capital contributions and transfers	<u>12,871,268</u>	<u>(849,501)</u>	<u>12,021,767</u>
Capital contributions	<u>-</u>	<u>500,000</u>	<u>500,000</u>
Transfers			
Transfers in	1,267,749	740,966	2,008,715
Transfers out	(11,976,427)	(391,818)	(12,368,245)
Total transfers	<u>(10,708,678)</u>	<u>349,148</u>	<u>(10,359,530)</u>
Change in net position	<u>2,162,590</u>	<u>(353)</u>	<u>2,162,237</u>
Total net position			
Beginning of year	131,562,611	22,892,882	154,455,493
End of year	<u>\$ 133,725,201</u>	<u>\$ 22,892,529</u>	<u>\$ 156,617,730</u>

CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities		
	Enterprise Funds		
	Parking Facilities	Nonmajor Enterprise Funds	Total
Cash flows from operating activities			
Cash received from customers and users	\$ 31,206,618	\$ 7,270,391	\$ 38,477,009
Cash paid to suppliers	(6,864,460)	(2,879,960)	(9,744,420)
Cash paid to employees	(5,424,017)	(3,052,239)	(8,476,256)
Net cash provided by operating activities	18,918,141	1,338,192	20,256,333
Cash flows from noncapital financing activities			
Transfers in	1,267,749	740,966	2,008,715
Transfers out	(11,976,427)	(391,818)	(12,368,245)
Net cash provided by (used in) noncapital financing activities	(10,708,678)	349,148	(10,359,530)
Cash flows from capital and related financing activities			
Acquisition and construction of capital assets	(1,137,842)	(1,249,369)	(2,387,211)
Principal payments on installment purchase revenue bonds payable	(3,630,560)	-	(3,630,560)
Principal payments on revenue bonds payable	-	(418,653)	(418,653)
Principal payments on financed purchase obligations	-	(36,499)	(36,499)
Principal payments on leases payable	(1,206,333)	(25,551)	(1,231,884)
Capital contributions received	-	500,000	500,000
Interest paid	(1,274,944)	(88,738)	(1,363,682)
Net cash used in capital and related financing activities	(7,249,679)	(1,315,360)	(8,565,039)
Cash flows from investing activities			
Interest received	452,775	-	452,775
Net cash provided by investing activities	452,775	-	452,775
Net change in cash and cash equivalents	1,412,559	371,980	1,784,539
Cash and cash equivalents			
Beginning of year	46,991,010	7,579,343	54,570,353
End of year	\$ 48,403,569	\$ 7,951,323	\$ 56,354,892

See Notes to Financial Statements.

CITY OF CHARLESTON, SOUTH CAROLINA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Business-type Activities		
	Enterprise Funds		
	Parking Facilities	Nonmajor Enterprise Funds	Total
Reconciliation of operating income (loss) to net cash provided by operating activities			
Operating income (loss)	\$ 13,344,198	\$ (771,829)	\$ 12,572,369
Adjustments to reconcile operating income (loss) to net cash provided by operating activities			
Depreciation and amortization	3,793,114	1,394,347	5,187,461
(Increase) decrease in:			
Accounts receivable	224,843	-	224,843
Other receivables	(65,882)	(699,082)	(764,964)
Inventories	-	21,115	21,115
Deferred outflows of resources - pension	(83,794)	(83,768)	(167,562)
Increase (decrease) in:			
Accounts payable	1,482,854	1,380,054	2,862,908
Accrued salaries and related benefits	13,336	18,254	31,590
Other accrued liabilities	3,078	(5,239)	(2,161)
Compensated absences payable	(10,696)	7,774	(2,922)
Deposits	142,567	(935)	141,632
Net pension liability	46,460	46,447	92,907
Deferred inflows of resources - pension	28,063	28,054	56,117
Total adjustments	<u>5,573,943</u>	<u>2,110,021</u>	<u>7,683,964</u>
Net cash provided by operating activities	<u>\$ 18,918,141</u>	<u>\$ 1,338,192</u>	<u>\$ 20,256,333</u>
Schedule of noncash capital and related financing activities			
financing activities			
Decrease in outstanding debt obligations due to amortization of premiums	\$ 313,438	\$ -	\$ 313,438

CITY OF CHARLESTON, SOUTH CAROLINA

**STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUND
DECEMBER 31, 2024**

	Custodial Fund
	<u>Firemen's Insurance and Inspection Fund</u>
Assets	
Cash and cash equivalents	\$ <u>1,849,466</u>
Liabilities	
Accounts payable	\$ <u>1,830,579</u>
Net Position	
Restricted	
Other governments	<u>18,887</u>
Total net position	\$ <u>18,887</u>

CITY OF CHARLESTON, SOUTH CAROLINA

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Custodial Fund
	Firemen's Insurance and Inspection Fund
Additions	
Insurance premium tax	\$ 1,822,653
Miscellaneous	5,922
Total additions	1,828,575
Deductions	
Fees paid to other governments	1,833,582
Total deductions	1,833,582
Change in net position	(5,007)
Total net position	
Beginning of year	23,894
End of year	\$ 18,887

CITY OF CHARLESTON, SOUTH CAROLINA

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Charleston, South Carolina (the "City"), a political subdivision of the State of South Carolina, was incorporated August 13, 1783. On September 21, 1976, the City issued a charter adopting the Council-Mayor form of government. The City provides a full range of services to its citizens including fire and police protection, sanitation, public improvements, parks, recreation, cultural, economic development, planning, parking facilities, golf course and general administration. The City is a municipal corporation governed by an elected mayor and a twelve-member council.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City of Charleston (the primary government) and its component unit. The blended component unit discussed below is included in the City's reporting entity because of the significant influence and financial relationship with the City.

The **City of Charleston Public Facilities Corporation** (the "Corporation") is a single purpose corporate entity, established in 1993, which has a leasehold interest in certain City facilities. Its Board is comprised of several employees of the City. The Corporation previously issued \$30,000,000 of financing using certificates of participation which have since been paid off. Installment purchase revenue bonds were issued during 2015 of \$31,270,000, during 2017 of \$22,920,000, during 2020 of \$27,395,000, during 2022 of \$20,465,000, and during 2023 of \$48,375,000 to finance the construction of parking facilities, public safety infrastructure, and public works facilities. The assets, debt and related accounts of the parking facilities are reported in a proprietary fund, which accounts for parking garage operations. All other assets, debts and activities are reported in the governmental activities. The Corporation does not have separately issued financial statements.

B. Government-wide and Fund Financial Statements

Government-wide Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from these statements, but interfund services provided and used are not eliminated in the process of consolidation. *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 are 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 or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

Fund Financial Statements

The City uses funds to maintain its financial records during the fiscal year. Fund accounting is designed to demonstrate legal compliance and to aid management by segregating transactions related to certain City functions or activities. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

The City reports the following major governmental funds:

1. The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
2. The **Capital Improvements Fund**, a capital projects fund, accounts for various capital projects primarily funded by various General Obligation Bonds, a portion of the Hospitality and Accommodations Fees, transfers from the General Fund, Land Sales Fund, King Street Gateway TIF Fund, and Public Safety Infrastructure Fund, and assets purchased under the City's lease purchase program. Contributions have also funded acquisitions during recent years.
3. The **King Street Gateway TIF Fund**, a capital projects fund, accounts for various projects in the King Street Gateway Tax Increment Financing District, primarily funded by special redevelopment bonds, property taxes, and special assessments levied on property owners in the district.
4. The **Drainage Fund**, a capital projects fund, accounts for stormwater management and other drainage infrastructure. Funding sources are primarily from tax revenues from the four mills assessed on real and personal property, certain business licenses, transfers of stormwater utility fees, federal and state grants, contributions, and stormwater revenue bonds.
5. The **Charleston Neck TIF Fund**, a capital projects fund, accounts for tax increment financing proceeds for the Charleston Neck Redevelopment Project Area Tax Increment Financing District (the TIF District). The fund also accounts for the proceeds of special redevelopment bonds issued for public infrastructure projects within the TIF District.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major proprietary fund:

The **Parking Facilities Fund** accounts for the operation and maintenance of the on-street parking and off-street parking lots and garages owned and/or operated by the City.

In addition, the City reports the following nonmajor fund types:

The **Special Revenue Funds** account for revenue sources that are restricted to expenditures for specific purposes (not including expendable trusts or major capital projects) such as grants, other special purpose fees, and economic development.

The **Capital Project Funds** account for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The **Debt Service Funds** account for the resources accumulated and payments made for principal and interest on long-term debt in governmental funds.

The **Permanent Fund** is used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs.

The **Enterprise Funds** are used to account for those operations that are financed and operated in a manner similar to private business or where City Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. All of the City's proprietary funds are enterprise funds.

The **Custodial Fund** is fiduciary in nature and is used to account for the collection and disbursement of monies by the City on behalf of others. The Firemen's Insurance and Inspection Fund accounts for the receipt and disbursement of a one-percent tax collected on all fire insurance premiums written in the state. The money is allocated to and distributed by counties to fire departments based on total assessed value of the county that constitutes a fire department's response or coverage area. The funds must be spent in one of three approved categories: retirement and insurance, training and education, and recruitment and retention.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary 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, entitlements and donations 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 most revenues to be available if they are collected within 60 days of the end of the current fiscal period; this period is extended to 120 days for grant reimbursements. 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, leases, subscription-based information technology arrangements, and certain claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt, leases, and subscription-based information technology arrangements for acquisitions are reported as other financing sources.

Custodial funds are reported using the economic resources measurement focus and the accrual basis of accounting.

In applying the susceptible to accrual concept under the modified accrual basis, the following revenue sources are deemed both measurable and available. This includes property taxes and special assessments, investment earnings, fines and forfeitures, certain charges for services and state-levied locally shared taxes. Sales and use and hospitality taxes are recorded when the underlying transaction is made. When revenue from grants, entitlements and donations are received in advance, revenue recognition is deferred until qualifying expenditures are made. Special assessments paid early are deferred until they are legally due. Other revenues, including permits, licenses, some franchise fees and miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting (Continued)

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property and franchise taxes, sales and hospitality taxes, special assessments, fines and forfeitures, grants, entitlements and donations.

Amounts reported as *program revenues* in the government-wide financial statements 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 property taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing goods and services in connection with a proprietary fund's principal ongoing operations. The City's business-type activities accounted for in proprietary funds are chiefly parking, facilities rental, tourism-related activities and concessions, and operation of a municipal golf course. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation/amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. Cash and Cash Equivalents and Deposits

The "deposits" classification is used only in the notes, not on the face of the Statement of Net Position, Balance Sheet or Statement of Cash Flows. Deposits include only cash on hand, pooled money market funds and certificates of deposit.

The City considers cash and cash equivalents for cash flow purposes to be currency on hand, demand deposits with banks, amounts included in pooled cash and investment accounts, and liquid investments with an original maturity of three months or less when purchased.

E. Inventories and Prepaid Items

The City's inventories are valued at cost, which approximates market, using the average cost method. The consumption method of accounting is used to record inventories under which the cost of inventory is recorded as an expenditure when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are accounted for using the consumption method.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Notes and Mortgages Receivable and Allowance for Loan Losses

Amounts loaned to others, which were funded by federal or state grants, are recorded as mortgages receivable. Notes receivable, secured by property, are stated at unpaid principal balances net of an allowance for loan losses. An allowance for loan losses is increased by charge-offs, net of recoveries. Management's periodic evaluation of the adequacy of the allowance is based on past loan loss experiences, known and inherent risks in the portfolio, adverse situations that may affect the borrower's ability to repay the loan, estimated value of any underlying collateral and current economic conditions.

G. Receivables

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

In the governmental fund financial statements, "advances to other funds" are offset equally by nonspendable fund balance, which indicates they do not constitute expendable available financial resources and therefore are not available for appropriation.

Taxes on real property and certain personal property attach as an enforceable lien on the property as of January 1. Taxes are levied and billed the following October on all property other than vehicles and are payable without penalty until January 15 of the following year. Penalties are assessed on unpaid taxes on the following dates: January 16 - three percent, February 1 - an additional seven percent, March 16 - an additional five percent. On March 16, unpaid property tax bills are turned over to the delinquent tax office and the properties are subject to sale. Taxes on licensed motor vehicles are levied during the month when the taxpayer's license registration is due for renewal. The taxpayer must provide proof of payment to the South Carolina Department of Motor Vehicles before that agency will renew the vehicle license.

Property taxes are assessed and collected by Charleston County and Berkeley County under joint billing and collection agreements. The City recognizes property taxes in the period for which they are levied and available for financing current expenditures. Property taxes receivable represent delinquent real and personal taxes for the past ten years, less an allowance for amounts estimated to be uncollectible, plus taxes levied on the assessed value of real and personal property, as of January 1, 2024. All net property taxes receivable at year end, except those collected within 60 days, are recorded as unavailable revenue and thus not recognized as revenue until collected in the governmental funds.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Restricted Assets

The City's restricted accounts are established to account for assets restricted for specific purposes, typically by outside parties or legal agreement. Certain bond indentures require the establishment of an account to hold 1) maximum annual principal and interest payments, unless a surety bond was provided, and 2) the next succeeding principal and accrued interest payment.

I. Capital Assets

Capital assets, which include property, plant, equipment, infrastructure assets (e.g., drainage systems, roads, bridges, sidewalks and similar items), and right-to-use lease and subscription assets, are reported in the governmental activities in the government-wide financial statements. Capital assets other than infrastructure are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. The City reports infrastructure assets on a network and subsystem basis. Accordingly, the acquisition cost, construction cost or value of donated infrastructure assets is capitalized and reported in the government-wide financial statements regardless of their amounts. In the initial capitalization of such networks and subsystems, the City chose to include all items with an initial cost of \$500,000 or greater. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

All reported capital assets are depreciated except land. Similarly, all right-to-use lease and subscription assets are amortized. Useful lives for infrastructure were estimated based on the City's historical records of necessary improvements and replacements. Depreciation and amortization are provided using the straight-line method over the following estimated useful lives:

Infrastructure	15 - 100 years
Buildings and improvements	20 - 80 years
Machinery and equipment	3 - 20 years
Right-to-use assets:	
Buildings and improvements	2 - 85 years
Machinery and equipment	2 - 6 years
Subscriptions	1 - 3 years

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Short-term Obligations

From time to time the City issues short-term obligations in the form of tax anticipation notes and bond anticipation notes to finance operations as well as the acquisition, construction, and installation of equipment relative to certain capital projects. The outstanding balances associated with tax anticipation notes are reported as fund liabilities in the City's governmental-type funds and have original maturity dates of less than one year from issuance. The outstanding balances associated with bond anticipation notes are reported as liabilities of the City's governmental activities on the Statement of Net Position. In the fund financial statements, governmental fund types report the face amount of the bond anticipation notes as other financing sources subject to the demonstration of the City's ability to consummate refinancing of the bond anticipation notes through (1) the issuance long-term obligations issued for the purpose of refinancing the short-term obligations, and (2) a financing agreement that refinances the short-term obligations on a long-term basis.

K. 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, and gains or losses on refunding and defeasance, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported as liabilities, net of the applicable bond premium or discount. Deferred gains or losses on refunding and defeasance are reported as deferred inflows or outflows of resources. Bond issuance costs are expensed as 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.

L. Deferred Outflows and Deferred Inflows of Resources

Deferred outflows of resources

In addition to assets, the Statement of Net Position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense) until then. The City had three components that qualified for reporting in this category: deferred loss on bond refunding, items related to pensions, and items related to other postemployment benefits (OPEB).

Deferred loss on bond refunding:

A deferred loss on bond refunding results from the difference in the carrying value of refunded debt and its reacquisition price and is reported in the government-wide Statement of Net Position. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Deferred Outflows and Deferred Inflows of Resources (Continued)

Deferred outflows of resources (Continued)

Pension items:

There are four items that comprise the deferred amounts related to the City's pension. The first item, experience losses, results from periodic studies by the actuary of the retirement plan, which adjusts the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience losses are recorded as deferred outflows of resources and are amortized into pension expense over the expected remaining service lives of the plan members.

The second item, changes of assumptions, adjusts the net pension liabilities and is amortized into pension expense over the remaining service lives of plan members.

The third item results from changes in the proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions. These changes are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability over a four-year period.

The fourth item results from contributions made by the City to the pension plan before year end, but subsequent to the measurement date of the City's net pension liability. These are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability during the year ended December 31, 2025.

OPEB items:

There are three items that comprise the deferred amounts related to the City's OPEB plan. The first item results from contributions made by the City to the OPEB plan before year end, but subsequent to the measurement date of the City's net OPEB liability. These are reported as deferred outflows of resources and will be recognized as a reduction of the net OPEB liability during the year ended December 31, 2024.

The second item, changes of assumptions, adjusts the net OPEB liability and is amortized into OPEB expense over the remaining service lives of plan members.

The third item, differences between projected investment return on OPEB investments and actual return on those investments, is deferred and amortized against OPEB expense over a five-year period, resulting in recognition as a deferred outflow of resources.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Deferred Outflows and Deferred Inflows of Resources (Continued)

Deferred inflows of resources

In addition to liabilities, the Statement of Net Position and the governmental funds balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City had five components that qualified for reporting in this category: deferred gain on bond refunding, deferred lease receipts, unavailable revenue, three items related to the City's pensions, and two items related to other post-employment benefits (OPEB).

Deferred gain on bond refunding:

A deferred gain on bond refunding results from the difference in the carrying value of refunded debt and its reacquisition price and is reported in the government-wide Statement of Net Position. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

Deferred Lease Receipts:

The City reports deferred inflows from lease receipts which are amortized into lease revenues over the remaining life of the individual leases. Such amounts are reported in the Governmental Funds Balance Sheet as well as the Statement of Net Position.

Unavailable revenue:

Unavailable revenue arises only under the modified accrual basis of accounting and is reported only in the Governmental Funds Balance Sheet. These amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

Pension items:

There are three items that comprise the deferred amounts related to the City's pension. The first item, experience gains, results from periodic studies by the actuary of the Retirement Plan, which adjust the net pension liability for actual experience for certain trend information that was previously assumed. These gains are amortized into pension expense over the expected remaining lives of the plan members.

The second item results from changes in the proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions. These changes are reported as deferred inflows of resources and will be amortized into pension expense over a four-year period.

The third item, differences between projected investment return on pension investments and actual return on those investments, is deferred and amortized against pension expense over a five-year period, resulting in recognition as a deferred inflow of resources.

OPEB items:

There are two items that comprise the deferred amounts related to the City's OPEB. Accordingly, the first item, experience gains, results from periodic studies by the actuary of the OPEB Plan, which adjust the net OPEB liability for actual experience for certain trend information that was previously assumed. These gains are amortized into OPEB expense over the expected remaining lives of the plan members.

The second item, changes of assumptions, adjusts the net OPEB liability and is amortized into OPEB expense over the remaining service lives of plan members.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Claims and Judgments

All claims and judgments are accrued in the government-wide and proprietary fund financial statements when they are both 1) probable that a liability has been incurred, and 2) the loss can be reasonably estimated. The City records claims and judgments for governmental funds under the modified accrual basis of accounting. This method provides that claims and judgments are reported as fund expenditures and liabilities when due and payable.

N. Compensated Absences

It is the City's policy to allow employees to accumulate unused annual leave and compensatory hours. If an employee has completed their probationary period, accumulated unused annual leave is payable upon termination - no more than two times the number of annual leave days the employee is eligible to earn due to the employee's years of service. Non-exempt employees can accumulate compensatory hours for work over the regular work schedule. In no case may an employee accrue more than 40 compensatory hours, which must be used before using annual leave.

All vacation and compensatory pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only to the extent they have matured, for example, as a result of employee resignations and retirements.

O. Leases

Lessee:

The City is a lessee for non-cancellable leases of real property, buildings, improvements, machinery and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements and the proprietary fund financial statements. The City recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

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

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability 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 re-measurement of its lease and will re-measure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported separately from other capital assets on the Statement of Net Position, and lease liabilities are reported with long-term debt on the Statement of Net Position.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Leases (Continued)

Lessor:

The City is a lessor for non-cancellable leases of buildings and of real property. The City recognizes a lease receivable and deferred inflow of resources in the government-wide and fund-level financial statements.

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

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

- The City uses the interest rate it is charging the lessee as the discount rate. When the lease agreement does not specify an interest rate to be charged, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments the City is reasonably certain to receive.

The City monitors changes in circumstances that would require a re-measurement of its lease and will re-measure the lease receivable and deferred inflow of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

P. Subscription-Based Information Technology Arrangements (SBITAs)

The City has entered into certain noncancelable SBITAs of various IT software. The City recognizes a subscription liability and an intangible right-to-use subscription asset in the government-wide financial statements and the proprietary fund financial statements (when applicable). The City recognizes subscription liabilities with an initial, individual value of \$5,000 or more. At the commencement of a SBITA, the City initially measures the subscription liability at the present value of payments expected to be made during the SBITA term. Subsequently, the subscription liability is reduced by the principal portion of the SBITA payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for SBITA payments made at or before the SBITA commencement date, plus certain implementation and conversion costs. Subsequently, the subscription asset is amortized on a straight-line basis over its useful life. Key estimates and judgments related to SBITAs include how the City determines (1) the discount rate it uses to discount the expected SBITA payments to present value, (2) SBITA term, and (3) SBITA payments:

- The City uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for SBITAs.
- The SBITA term includes the noncancelable period of the SBITA. SBITA payments included in the measurement of the subscription liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Subscription-Based Information Technology Arrangements (SBITAs) (Continued)

The City monitors changes in circumstances that would require a remeasurement of its SBITA and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability. Subscription assets are reported with other capital assets and subscription liabilities are reported with long-term liabilities on the Statement of Net Position.

Q. Net Position and Fund Balances

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position.”

Fund Balance – Generally, fund balance represents the difference between the assets and deferred outflows of resources and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance 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. Fund balances are classified as follows:

Nonspendable – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in a spendable form or (b) legally or contractually required to be maintained intact.

Restricted – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws and regulations of other governments.

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council, the City’s highest level of decision-making authority, through the passage of an ordinance and remain binding unless removed by the same authority.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes but are neither restricted nor committed. City Council delegates the authority to classify fund balance as “assigned” to the Mayor per the City’s financial policy.

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criteria. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City’s policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City’s policy to use fund balance in the following order: 1) committed, 2) assigned, and 3) unassigned.

The City policy targets General Fund unassigned fund balance at a minimum of 20% of annual budgeted expenditures for the following year.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Q. Net Position and Fund Balances (Continued)

Net Position – Net position represents the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets, consists of capital assets, net of accumulated depreciation/amortization, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

R. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make certain estimates and assumptions. These estimates affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the balance sheet date and reported amounts of revenues and expenditures/expenses during the reported period. Actual results could differ from those estimates.

S. Pensions and Other Postemployment Benefits

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

T. Tax Abatement Agreements

As of December 31, 2024, the City did not have any such agreements, either entered into by the City or entered into by other governments that affect the City's tax revenues, which exceeded the quantitative threshold for disclosure.

U. Subsequent Events

In preparing these financial statements, the City's management has evaluated events and transactions for potential recognition or disclosure through December 17, 2025, the date the financial statements were available for issuance. See Note 17 for additional information.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund, the Hospitality Fee Fund, and the Municipal Accommodations Fee Fund. The budgets must be adopted at public meetings by an ordinance that requires three readings by City Council with an interval of not fewer than six days between first and second readings. Supplemental appropriations require the same public hearing process that the original appropriation ordinance requires. Annual budgets are also adopted for all enterprise funds but are not required to be reported. Capital project funds budgets are prepared on a project-length basis, with budgetary control achieved through the approval of contracts in excess of \$100,000 by City Council. Other special revenue funds do not have appropriated budgets since other means control the use of these resources (e.g., grant awards and state statutes) and sometimes span a period of more than one fiscal year. Formal budgetary policies are not employed for the debt service funds because effective budgetary control is alternatively achieved through bond indenture provisions.

The General Fund appropriation ordinance for expenditures is prepared by function, department and division, whereas the Hospitality Fee Fund and the Municipal Accommodations Fee Fund appropriation ordinances are prepared by project or function. Expenditures may not legally exceed appropriations at the fund level. Management may not amend the total appropriations in a budgeted fund without approval of City Council. Budget transfers are allowed within and between departments, provided that budget transfers in excess of \$100,000 must be submitted to and approved by the Ways & Means Committee. However, management is also authorized in emergency situations and for increased efficiency in the administration of government to transfer funds from one department, division or administrative function to another without the approval of City Council.

While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance is expected within the next fiscal year) are re-appropriated and become part of the subsequent year's budget.

For 2024, there was a \$8,951,385 increase in appropriations between the original and final amended budget for the General Fund. This increase partially resulted from a budget amendment in the amount of \$6,386,925. The changes between the General Fund original and final budget also included management's increases and decreases within and between departments and encumbrances carried over from the prior year of \$2,564,460. There was no supplementary appropriation or budget amendment for the Municipal Accommodations Fee Fund. There was a \$21,539,940 increase in appropriations between the original and final amended budget for the Hospitality Fee Fund.

B. Encumbrances

Encumbrances are recorded in order to reserve that portion of the applicable appropriation and are employed as an extension of formal budgetary integration in the General Fund. Encumbrances outstanding at year end are reported as assigned fund balance since they do not constitute expenditures or liabilities. Unencumbered amounts lapse at year end, while approved outstanding encumbrances are re-appropriated as part of the following year's budget. At year end, General Fund encumbrances were \$3,328,011. No material encumbrances were outstanding in other governmental funds.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

C. Deficit Fund Balance

As of December 31, 2024, the Justice Department Grants fund reported a deficit fund balance in the amount of \$122,100. The deficit in the Justice Department Grants fund will be eliminated from future revenues.

NOTE 3. DEPOSITS AND INVESTMENTS

Total deposits and investments as of December 31, 2024, are summarized as follows:

Statement of Net Position	
Cash and cash equivalents	\$ 333,722,525
Investments	241,291
Restricted cash and cash equivalents	286,012,328
Statement of Fiduciary Net Position	
Cash and cash equivalents	<u>1,849,466</u>
Total	\$ 621,825,610

Custodial Credit Risk – Deposits: Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned to it. Deposits of the City are subject to South Carolina state statutes for custodial credit risk. The statutes provide that banks accepting deposits of funds from local governmental units must furnish an indemnity bond or pledge as collateral obligations of the United States, South Carolina, and political subdivisions of South Carolina, the Federal National Mortgage Association (FNMA), the Federal Home Loan Bank, the Federal Farm Credit Bank, or the Federal Home Loan Mortgage Corporation (FLMC). In accordance with the aforementioned statute, the City's policies require deposits to be secured by collateral valued at fair value or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) Insurance. Deposited funds may be invested in demand or time deposits, continuously and fully secured with direct obligations of or obligations guaranteed by the United States of America having a fair value not less than the amount of such monies. As of December 31, 2024, all of the City's deposits were covered by federal depository insurance or by collateral held in the pledging financial institutions' trust departments in the City's name.

See below for additional information regarding investment credit risk as of December 31, 2024.

	Fair Value	Percentage of Portfolio	Credit Rating
Commercial stocks	\$ 185,057	0.03%	N/A
Certificate of deposit	56,234	0.01%	N/A
Local Government Investment Pool (LGIP)	319,321,520	51.35%	N/A
Carrying value of cash in banks and on hand	<u>302,262,799</u>	<u>48.61%</u>	
Total	\$ 621,825,610	100.00%	

Custodial Credit Risk – Investments: Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal investment policy to address custodial credit risk.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value Measurements: 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; and Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of December 31, 2024:

Investment	Level 1	Level 2	Level 3	Fair Value
Commercial stocks	\$ 185,057	\$ -	\$ -	\$ 185,057
Total investments measured at fair value	<u>\$ 185,057</u>	<u>\$ -</u>	<u>\$ -</u>	185,057

Investments not subject to level disclosure:

Certificate of deposit	56,234
Local Government Investment Pool (LGIP)	<u>319,321,520</u>
Total investments	<u>\$ 319,562,811</u>

The City's investment in commercial stocks classified in Level 1 of the fair value hierarchy is valued using prices quoted in active markets for those investments. The City has no investments classified in Level 2 or Level 3 of the fair value hierarchy.

The South Carolina Local Government Investment Pool (LGIP) is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose its investment in the LGIP within the fair value hierarchy.

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The City's policy follows state statutes concerning allowable investments but does not specifically address interest rate risk.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City has adopted investment policies in accordance with state statutes, which authorize them to invest in the following:

1. Obligations of the United States and agencies thereof;
2. Obligations issued by the Federal Financing Bank, Federal Farm Credit Bank, the Bank of Cooperatives, the Federal Intermediate Credit Bank, the Federal Land Banks, the Federal Home Loan Banks, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Housing Administration, and the Farmers Home Administration, if, at the time of investment, the obligor has a long-term, unenhanced, unsecured debt rating in one of the top two ratings categories, without regard to a refinement or gradation of rating category by numerical modifier or otherwise, issued by at least two nationally recognized credit rating organizations;
3. General obligations of the State of South Carolina or any of its political units;
4. Savings and loan association deposits to the extent insured by the Federal Deposit Insurance Corporation;
5. Certificates of deposit and repurchase agreements collateralized by securities of the type described in (1) and (2) above held by a third party as escrow agent or custodian, of a fair value not less than the amount of certificates of deposit and repurchase agreements so secured, including interest; and
6. No-load open and closed-end management type investment companies or investment trusts registered under the Investment Company Act of 1940, as amended, where the investment is made by a bank or trust company or savings and loan association or other financial institution when acting as trustee or agent for a bond or other debt issue of that local government unit.

In addition, South Carolina state statutes authorize the City to invest in the LGIP. The LGIP is an investment trust fund created by state legislation, in which public monies under the custody of any political subdivision in excess of current needs may be deposited. The LGIP is permitted to purchase obligations of the United States, its agencies and instrumentalities, and any corporation within the United States if such obligations bear any of the three highest ratings of at least two nationally recognized rating services. The investment in the LGIP is valued at fair value. The LGIP is not registered with the SEC. It is similar to a money market fund in that it is offered at a stable price and is guided by risk control principles such as significant overnight repurchase agreements for liquidity; attention to credit quality, portfolio diversification, and maintenance of a short average maturity of fixed and floating rate investments. The LGIP is included as an investment trust fund in the State of South Carolina's Annual Comprehensive Financial Report. There is no regulatory oversight of the LGIP. The fair value of the City's position in the pool is the same as the value of the pool shares.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES

Receivables as of December 31, 2024, for the City's individual major funds and nonmajor funds, including the applicable allowances for uncollectible accounts, are as follows:

	General	Capital Improvements	Charleston Neck TIF	Drainage	Nonmajor		Total Governmental
					Governmental Funds	Governmental	
Receivables:							
Taxes	\$ 75,039,530	\$ -	\$ 11,433,035	\$ 4,581,323	\$ 20,074,911	\$ 111,128,799	
Accounts	-	-	-	5,959	7,080,533	7,086,492	
Other	<u>3,413,932</u>	<u>60,451</u>	<u>-</u>	<u>-</u>	<u>1,464,315</u>	<u>4,938,698</u>	
Gross receivables	78,453,462	60,451	11,433,035	4,587,282	28,619,759	123,153,989	
Less allowance for uncollectible:							
Taxes	(4,952,670)	-	-	(245,921)	(271,501)	(5,470,092)	
Accounts	-	-	-	-	(1,843,680)	(1,843,680)	
Other	<u>(330,398)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(330,398)</u>	
Net receivables	<u>\$ 73,170,394</u>	<u>\$ 60,451</u>	<u>\$ 11,433,035</u>	<u>\$ 4,341,361</u>	<u>\$ 26,504,578</u>	<u>\$ 115,509,819</u>	
	Parking Facilities	Enterprise Funds	Nonmajor Enterprise	Total Enterprise			
Receivables:							
Accounts	\$ 3,988,155	\$ -	\$ 3,988,155				
Other	<u>157,032</u>	<u>1,159,985</u>	<u>1,159,985</u>	<u>1,317,017</u>	<u></u>	<u></u>	<u></u>
Gross receivables	<u>4,145,187</u>	<u>1,159,985</u>	<u>1,159,985</u>	<u>5,305,172</u>	<u></u>	<u></u>	<u></u>
Less allowance for uncollectible:							
Accounts and other	<u>(3,310,163)</u>	<u>-</u>	<u>(3,310,163)</u>	<u></u>	<u></u>	<u></u>	<u></u>
Net receivables	<u>\$ 835,024</u>	<u>\$ 1,159,985</u>	<u>\$ 1,159,985</u>	<u>\$ 1,995,009</u>	<u></u>	<u></u>	<u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. INTERFUND RECEIVABLES AND PAYABLES

The composition of interfund balances as of December 31, 2024, was as follows:

Due to/from other funds:

	<u>Receivable Fund</u>	<u>Payable Fund</u>
General Fund	\$ 359,972	\$ -
Nonmajor Governmental Funds	-	359,972
	<u>\$ 359,972</u>	<u>\$ 359,972</u>

Interfund balances largely result from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made. Advances to/from other funds represent amounts not expected to be repaid within one year from the date of the financial statements.

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NOTES TO FINANCIAL STATEMENTS

NOTE 6. NOTES AND MORTGAGES RECEIVABLE

Notes receivable

In 2007, the City issued a note to the Housing Authority of the City of Charleston for the purpose of expanding its subsidized housing program. The City issued a 2007 General Obligation Bond in the amount of \$10,000,000 to fund the note. The bond was refinanced during 2014 and the note was restructured to match the bond. The note is payable semi-annually, with interest rates between 4% and 5%. Principal payments are due annually in amounts from \$105,000 to \$675,000, between 2015 and 2032. The proceeds from the note payments service the City's general obligation bond payments.

\$ 4,880,000

In 2013, the City issued a note to the Housing Authority of the City of Charleston for the purpose of expanding its subsidized housing program. The City issued a note in the amount of \$700,000 with an interest rate of 2.5%. Monthly interest payments commenced June 2014 with monthly payments of principal and interest totaling \$2,866 beginning in December 2014. A balloon payment of \$406,687 is due in December of 2029.

517,882

In 2014, the City issued a promissory note secured by a mortgage on real property to Hampstead St. Andrews Gardens Partners, L.P. for the purpose of expanding low income housing. The note bears interest at 4%. Annual payments will begin upon completion of construction and will consist of the lesser of \$36,791 or 25% of available cash flow as defined in the note, with any deferred amounts added to subsequent payments, which are still subject to cash flow. Any outstanding amounts of principal and interest are due in full November 2034.

300,000

In 2019, the City issued a promissory note secured by a mortgage on real property to PCLT Sea Island Apartments for the purpose of expanding low income housing. The note bears interest at 2.5% for the first two years of the note through December 2021 and then 3.5% through November 2051. Interest only payments began in December 2019 in the amount of \$2,083 monthly for 24 months. Principal and interest payments are due in monthly installments thereafter through November 2051 in the amount of \$4,490.

938,606

NOTES TO FINANCIAL STATEMENTS

NOTE 6. NOTES AND MORTGAGES RECEIVABLE (CONTINUED)

Notes receivable (Continued)

In 2019, the City issued a deferred loan promissory note secured by a mortgage on real property to PCLT Sea Island Apartments for the purpose of expanding low income housing. The note bears interest at 4.0% and is payable in one installment thirty years from the date of the agreement. However, for so long as the borrower complies with the various stipulations of the note, the City will not accrue interest on the outstanding balance and will ratably reduce the loan principal balance annually upon certification by the borrower. Should the borrower not perform its duties set forth in the note, the note will become due and payable immediately with accrued interest at the City's discretion. The City has reported an allowance for uncollectible notes receivable for the entire amount of the outstanding principal balance of this note at year end.

	<u>\$ 1,661,109</u>
Gross notes receivable - Governmental Funds Balance Sheet	8,297,597
Allowance for uncollectible notes receivable	<u>(1,661,109)</u>
Net notes receivable - Governmental Funds Balance Sheet	6,636,488
Current portion of notes receivable - Statement of Net Position	(593,062)
Noncurrent portion of notes receivable - Statement of Net Position	<u>\$ 6,043,426</u>

Mortgages receivable

In its capacity as a subrecipient of a federally funded community development block grant, the City issues mortgages to qualified low-income individuals for housing purchases or renovations. At December 31, 2024, \$2,988,384 of such mortgages were outstanding, less an allowance for uncollectible balances of \$657,931, leaving a balance of \$2,330,453, as reflected in the Statement of Net Position and the Governmental Funds Balance Sheet.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. UNAVAILABLE AND UNEARNED REVENUES

Governmental funds report *unavailable revenue* in the fund financial statement in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At December 31, 2024, the various components of *unavailable* and *unearned revenue* reported were as follows:

	Total	Governmental	Governmental
	Funds	Activities	
<u>Unavailable:</u>			
Property taxes receivable	\$ 4,146,789	\$ -	-
Interest on notes	168,866	-	-
Sale of real estate	517,882	-	-
Franchise fees	8,181	-	-
Court fines	840,849	-	-
Grant revenue	14,394,744	-	-
Other	19,742	-	-
Total unavailable	<u>\$ 20,097,053</u>	<u>\$ -</u>	<u>-</u>
<u>Unearned:</u>			
Contributions and grants recorded prior to meeting all eligibility requirements	\$ 7,846,757	\$ 7,846,757	7,846,757
Cultural festival entry fees	37,500	37,500	37,500
Unearned rent revenue	129,281	129,281	129,281
Total unearned revenues	<u>\$ 8,013,538</u>	<u>\$ 8,013,538</u>	<u>\$ 8,013,538</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND TRANSFERS

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

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund	\$ 36,438,018	\$ 3,865,337
Capital Improvements Fund	25,069,886	544,367
Drainage Fund	11,665,410	706,843
Nonmajor Governmental Funds	6,527,515	64,224,752
Parking Facilities Fund	1,267,749	11,976,427
Nonmajor Enterprise Funds	<u>740,966</u>	<u>391,818</u>
	<u><u>\$ 81,709,544</u></u>	<u><u>\$ 81,709,544</u></u>

Transfers into the General Fund were primarily for approved use of restricted revenue sources for operating expenditures and debt service obligations of the City. Transfers out of the General Fund consisted primarily of funds needed to meet the funding requirements of ongoing and future capital projects of the City and to meet the grant matching obligations as appropriated by City Council during the fiscal year. The transfers in and out of the Nonmajor Governmental Funds, King Street Gateway TIF Fund, Hospitality Fee Fund, Capital Improvements Fund, Drainage Fund and Enterprise Funds were processed primarily to cover operating expenditures, meet the funding requirements for ongoing and future capital projects and meet the City's debt service obligations.

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NOTES TO FINANCIAL STATEMENTS

NOTE 9. CAPITAL ASSETS

Capital asset activity for the City's governmental activities for the year ended December 31, 2024, is as follows:

	January 1, 2024	Increases/ Transfers	Decreases/ Transfers	December 31, 2024
<u>Governmental activities</u>				
Capital assets not being depreciated				
Land	\$ 120,555,759	\$ 6,418,775	\$ -	\$ 126,974,534
Land improvements	6,857,564	-	-	6,857,564
Works of art	454,250	-	-	454,250
Land - rights of way	109,096,412	610,736	-	109,707,148
Construction in progress	180,062,329	71,985,124	(86,532,738)	165,514,715
Total capital assets not being depreciated	<u>417,026,314</u>	<u>79,014,635</u>	<u>(86,532,738)</u>	<u>409,508,211</u>
Capital assets being depreciated				
Infrastructure	332,112,227	83,184,260	-	415,296,487
Buildings and improvements	596,545,539	4,527,499	-	601,073,038
Machinery and equipment	109,737,277	12,079,165	(2,051,131)	119,765,311
Total assets being depreciated	<u>1,038,395,043</u>	<u>99,790,924</u>	<u>(2,051,131)</u>	<u>1,136,134,836</u>
Accumulated depreciation				
Infrastructure	(90,941,187)	(6,711,574)	-	(97,652,761)
Buildings and improvements	(109,212,297)	(6,100,389)	-	(115,312,686)
Machinery and equipment	(74,396,509)	(9,309,888)	1,771,229	(81,935,168)
Total accumulated depreciation	<u>(274,549,993)</u>	<u>(22,121,851)</u>	<u>1,771,229</u>	<u>(294,900,615)</u>
Total capital assets being depreciated, net	<u>763,845,050</u>	<u>77,669,073</u>	<u>(279,902)</u>	<u>841,234,221</u>
Governmental activities				
Capital assets, net excluding Right-to-use assets	<u>\$ 1,180,871,364</u>	<u>\$ 156,683,708</u>	<u>\$ (86,812,640)</u>	<u>\$ 1,250,742,432</u>
Right-to-use assets, net (Note 11)				<u>25,122,129</u>
Total capital assets, net as reported in the Statement of Net Position				<u>\$ 1,275,864,561</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. CAPITAL ASSETS (CONTINUED)

Capital asset activity for the City's business-type activities for the year ended December 31, 2024, is as follows:

	<u>January 1, 2024</u>	<u>Increases/ Transfers</u>	<u>Decreases/ Transfers</u>	<u>December 31, 2024</u>
<u>Business-type activities</u>				
Capital assets not being depreciated				
Land	\$ 11,442,208	\$ -	\$ -	\$ 11,442,208
Works of art	55,000	-	-	55,000
Construction in progress	172,606	1,249,370	(66,770)	1,355,206
Total capital assets not being depreciated	<u>11,669,814</u>	<u>1,249,370</u>	<u>(66,770)</u>	<u>12,852,414</u>
Capital assets being depreciated				
Buildings and improvements	186,367,961	-	-	186,367,961
Machinery and equipment	6,804,369	1,204,611	(29,138)	7,979,842
Total assets being depreciated	<u>193,172,330</u>	<u>1,204,611</u>	<u>(29,138)</u>	<u>194,347,803</u>
Accumulated depreciation				
Buildings and improvements	(55,025,174)	(3,306,588)	-	(58,331,762)
Machinery and equipment	(4,042,444)	(547,657)	29,138	(4,560,963)
Total accumulated depreciation	<u>(59,067,618)</u>	<u>(3,854,245)</u>	<u>29,138</u>	<u>(62,892,725)</u>
Total capital assets being depreciated, net	<u>134,104,712</u>	<u>(2,649,634)</u>	<u>-</u>	<u>131,455,078</u>
Business-type activities				
Capital assets, net excluding Right-to-use assets	<u>\$ 145,774,526</u>	<u>\$ (1,400,264)</u>	<u>\$ (66,770)</u>	<u>144,307,492</u>
Right-to-use assets, net (Note 11)				<u>11,403,319</u>
Total capital assets, net as reported in the Statement of Net Position				<u>\$ 155,710,811</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. CAPITAL ASSETS (CONTINUED)

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

Governmental activities

General government	\$ 9,540,547
Public safety	6,930,418
Public service	1,248,551
Urban and community development	30,030
Culture and recreation	4,228,415
Health and welfare	130,829
Business development and assistance	13,061
Total governmental activities depreciation	<u>\$ 22,121,851</u>

Business-type activities

J.P. Riley, Jr. Baseball Park	\$ 728,605
Municipal Golf Course	270,986
Parking Facilities	2,485,583
City Market	351,911
Slave Mart Museum	17,160
Total business-type activities depreciation	<u>\$ 3,854,245</u>

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NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS

The City has the following forms of long-term indebtedness as of December 31, 2024:

General Obligation Bonds - The City issues general obligation bonds primarily to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental fund and proprietary fund activities. These bonds are reported in the proprietary funds if they are expected to be repaid from proprietary fund revenues. The primary sources of revenue for repayment of bonds reported in the governmental activities are property taxes and proceeds from the payment on a note receivable. Parking fees are the primary sources for payment of general obligation bonds reported in the business-type (proprietary) funds. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

Special Redevelopment Bonds - These bonds were issued to finance the redevelopment of the King Street Gateway, Charleston Neck, Cooper River Bridge, and Horizon districts. Proceeds from the incremental increase in the tax base related to these properties will be used to repay the debt.

Revenue Bonds - The City's revenue bonds were used to finance construction, renovation and purchase of real estate, as well as to provide support for capital improvements at the International African American Museum, the Gibbes Museum of Art and the South Carolina Aquarium. Revenue bonds have been issued for both governmental and proprietary fund activities. The 2014, 2018, 2019, and 2022 revenue bonds are secured by both State of South Carolina accommodations taxes and City hotel accommodations taxes. The 2010 revenue bonds are also secured by both State and City accommodations taxes, as well as operating revenues of the City Market. The 2021 revenue bonds are secured by the net revenues of the Stormwater system.

Installment Purchase Revenue Bonds - The City's installment purchase revenue bonds were issued to finance construction and renovation of a parking garage, certain public safety infrastructure and facilities, and certain public works infrastructure. The City issued \$26,270,000 (2015-A) and \$5,000,000 (2015-B) of installment purchase revenue bonds during 2015 with interest rates ranging from 3.25% to 5.0% (2015-A) and 0.63% to 2.25% (2015-B). The proceeds and repayments for the 2015-A issue are split between Public Safety Infrastructure (80.77%) and Parking (19.23%). The 2015-B proceeds were for Parking. The bonds are secured by an interest in public safety facilities. Proceeds from parking and a separate millage to support public safety infrastructure will be used to repay the debt. The City also issued \$19,830,000 (2017-A) and \$3,090,000 (2017-B) of installment purchase revenue bonds during 2017 with interest rates of 5% (2017-A) and from 1.75% to 2.20% (2017-B). The proceeds and repayments for the 2017-A issue are split between Public Safety Infrastructure (25%) and Parking (75%). The 2017-B proceeds were for Parking. Further, the City issued \$27,395,000 (2020) of installment purchase revenue bonds during 2020 with interest rates of 0.55% to 2.52%. The 2020 proceeds were for Parking. The City also issued \$20,465,000 (2022) of installment purchase revenue bonds during 2022 with an interest rate of 5%. Additionally, the City issued \$48,375,000 (2023) of installment purchase revenue bonds during 2023 with an interest rate of 5.00%. The 2023 proceeds were for constructing and equipping the City's new public works headquarters and the fire training center. The proceeds and payments for the 2023 issue are reported in the Charleston Neck TIF Fund.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Notes Payable from Direct Borrowings - These obligations represent the notes payable that are not general obligations of the City. Repayment is budgeted in the General Fund, the Other Special Revenue Fund, and a nonmajor enterprise fund.

Financed Purchase Obligations - The City uses financed purchase obligations to finance the purchase of various equipment. Repayment is budgeted in the General Fund, the Stormwater Utility Special Revenue Fund, and the Municipal Golf Course Proprietary Fund.

Leases - See Note 11 for additional information. These obligations represent non-cancellable leases in which the City is the lessee for various buildings, improvements, machinery and equipment. Repayment is primarily budgeted in the General Fund, the Daniel Island Tennis Center Renovation Special Revenue Fund, the Parking Proprietary Fund, and the Municipal Golf Course Proprietary Fund.

Subscription-Based Information Technology Arrangements (SBITAs) - See Note 11 for additional information. These obligations represent non-cancellable subscription-based information technology arrangements in which the City is obligated to pay for the right to use certain software. Repayment is primarily budgeted in the General Fund.

Net Pension Liability - See Note 12 for additional information. The net pension liability is primarily funded by the General Fund, Parking Facilities Fund, and the nonmajor enterprise funds.

Net OPEB Liability - See Note 15 for additional information. The net OPEB liability is primarily funded by the General Fund.

Claims and Judgments Payable - These include obligations for workers' compensation, health and dental insurance, probable litigation, liabilities, and other obligations. General Fund revenues not appropriated for other payments are used to fund these obligations. See Note 14.

Compensated Absences Payable - These obligations represent accumulated annual leave and compensatory time benefits which were not funded by the current or prior years' revenue resources. These obligations are primarily funded by the General Fund.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

The following is a summary of long-term debt activity for the year ended December 31, 2024:

	January 1, 2024	Additions	Reductions/ Remeasurements	December 31, 2024	Due within One Year
Governmental activities					
Bonds					
General obligation	\$ 49,215,000	\$ -	\$ 6,624,000	\$ 42,591,000	\$ 6,901,000
Plus deferred amounts for issuance premiums	1,261,535	-	339,747	921,788	-
Total general obligation	<u>50,476,535</u>	<u>-</u>	<u>6,963,747</u>	<u>43,512,788</u>	<u>6,901,000</u>
Special redevelopment	90,723,765	-	6,494,063	84,229,702	6,341,116
Revenue	76,088,845	-	6,553,043	69,535,802	6,175,265
Plus deferred amounts for issuance premiums	3,161,945	-	411,818	2,750,127	-
Total revenue	<u>79,250,790</u>	<u>-</u>	<u>6,964,861</u>	<u>72,285,929</u>	<u>6,175,265</u>
Installment purchase revenue	85,944,369	-	4,589,440	81,354,929	4,198,479
Plus deferred amounts for issuance premiums	9,588,844	-	1,070,753	8,518,091	-
Total installment purchase revenue	<u>95,533,213</u>	<u>-</u>	<u>5,660,193</u>	<u>89,873,020</u>	<u>4,198,479</u>
Notes payable from direct borrowings	9,017,522	-	1,057,545	7,959,977	828,781
Financed purchase obligations	15,809,580	9,321,798	7,981,847	17,149,531	7,272,848
Leases	18,131,071	305,448	899,363	17,537,156	775,933
Subscriptions	214,306	9,894,143	1,211,361	8,897,088	966,915
Net pension liability	196,462,777	32,904,988	37,459,593	191,908,172	-
Net OPEB liability	32,596,740	4,636,668	4,844,380	32,389,028	-
Claims and judgments	8,461,688	24,321,873	26,759,433	6,024,128	5,350,860
Compensated absences	10,961,945	1,835,865	2,190,042	10,607,768	5,395,372
Total long-term liabilities	\$ 607,639,932	\$ 83,220,783	\$ 108,486,428	\$ 582,374,287	\$ 44,206,569

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

	January 1, 2024	Additions	Reductions	December 31, 2024	Due within One Year
<u>Business-type activities</u>					
Bonds					
Revenue	\$ 1,577,439	\$ -	\$ 418,653	\$ 1,158,786	\$ 440,929
Installment purchase revenue	37,695,631	-	3,630,560	34,065,071	3,741,521
Plus deferred amounts for issuance premiums	1,237,753	-	313,438	924,315	-
Total installment purchase revenue	38,933,384	-	3,943,998	34,989,386	3,741,521
Notes payable from direct borrowings	300,000	-	-	300,000	100,000
Financed purchase obligations	126,464	-	36,499	89,965	37,659
Leases	12,993,094	-	1,231,884	11,761,210	1,229,940
Net pension liability	5,373,201	781,000	688,093	5,466,108	-
Compensated absences	289,155	46,518	49,440	286,233	137,274
Total long-term liabilities	\$ 59,592,737	\$ 827,518	\$ 6,368,567	\$ 54,051,688	\$ 5,687,323

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Payable

There are a number of limitations, restrictions, and covenants contained in the various bond indentures. Management believes the City is in compliance with all significant limitations, restrictions, and covenants. The following is a summary of each long-term bond obligation of the City at December 31, 2024:

Year Issued	Primary Use of Funds	Interest Rates and Payment Dates	Annual Principal Payments	Maturity	Original Issue	Outstanding at 12/31/24
<u>Governmental activities</u>						
<i>General Obligation Bonds</i>						
2014	Refunding of 2005 and 2007 bonds	2.0% - 5.0% 3/1 and 9/1	\$450,000 to \$1,245,000	2015 to 2032	\$ 13,210,000	\$ 4,880,000
2018	Parks and Capital Projects	3.0% - 5.0% 6/1 and 12/1	\$500,000 to \$2,250,000	2021 to 2032	15,000,000	12,400,000
2020	Refunding of 2010B bonds	1.2% 3/1 and 9/1	\$2,062,000 to \$2,721,000	2021 to 2025	11,665,000	2,721,000
2021	Affordable Housing	1.25% - 2.10% 3/1 and 9/1	\$1,200,000 to \$1,500,000	2021 to 2036	20,000,000	16,340,000
2022	Refunding of 2014 bonds	5.00% 3/1 and 9/1	\$1,290,000 to \$1,655,000	2022 to 2029	9,470,000	6,250,000
Plus deferred amounts for issuance premiums					<u>3,038,851</u>	<u>921,788</u>
Total General Obligation Bonds					<u>72,383,851</u>	<u>43,512,788</u>
<i>Special Redevelopment Bonds</i>						
2013	Charleston Neck Direct Placement TIF Bonds	2.45% 3/1 and 9/1	\$801,661 to \$1,071,850	2014 to 2026	12,100,000	2,118,069
2017	Cooper River Bridge Direct Placement TIF Bonds	2.370% 3/1 and 9/1	\$675,553 to \$937,729	2018 to 2032	12,000,000	6,921,307
2017	Horizon Direct Placement TIF Bonds	2.370% 3/1 and 9/1	\$168,888 to \$234,432	2018 to 2032	3,000,000	1,730,326
2018	Charleston Neck Direct Placement TIF Bonds	3.450% 3/1 and 9/1	\$480,000 to \$2,165,000	2019 to 2033	18,000,000	14,885,000
2020	Charleston Neck Direct Placement TIF Bonds	2.110% 3/1 and 9/1	\$455,000 to \$605,000	2021 to 2035	7,900,000	6,030,000
2021	Horizon Direct Placement TIF Bonds	1.90% 3/1 and 9/1	\$1,099,000 to \$1,444,000	2021 to 2036	18,875,000	15,516,000
2022	Charleston Neck Direct Placement TIF Bonds	2.09% 3/1 and 9/1	\$798,000 to \$1,846,000	2022 to 2036	14,582,000	12,031,000
2023	Horizon Direct Placement TIF Bonds	5.49% 3/1 and 9/1	\$1,233,000 to \$2,470,000	2024 to 2038	<u>26,500,000</u>	<u>24,998,000</u>
Total Special Redevelopment Bonds					<u>112,957,000</u>	<u>84,229,702</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Payable (Continued)

Year Issued	Primary Use of Funds	Interest Rates and Payment Dates	Annual Principal Payments	Maturity	Original Issue	Outstanding at 12/31/24
<u>Governmental activities (continued)</u>						
<i>Revenue Bonds</i>						
2014	Accom. Tax Direct Placement Revenue Bond IAAM	2.43% 3/1 and 9/1	\$275,813 to \$392,940	2015 to 2029	\$ 5,000,000	\$ 1,873,137
2018	Accom. Tax Direct Placement Revenue Bond IAAM	2.86% 3/1 and 9/1	\$204,248 to \$303,961	2018 to 2033	7,500,000	4,623,659
2019	Accom. Tax Direct Placement Revenue Bond IAAM	2.18% 3/1 and 9/1	\$725,904 to \$962,259	2020 to 2034	12,500,000	8,745,006
2021	Refunding of 2020 bonds	1.08% 1/1 and 7/1	\$443,000 to \$3,100,000	2022 to 2033	32,376,000	26,469,000
2022	Hospitality Tax Direct Placement Revenue Bond Low Battery Seawall	5.00% 3/1 and 9/1	\$1,585,000 to \$2,990,000	2022 to 2036	<u>33,670,000</u>	<u>27,825,000</u>
Plus deferred amounts for issuance premiums					3,747,402	2,750,127
<i>Total Revenue Bonds</i>					<u>94,793,402</u>	<u>72,285,929</u>
<i>Installment Purchase Revenue Bonds</i>						
2015	Public Safety	3.25% - 5.0% 3/1 and 9/1	\$807,700 to \$2,435,216	2019 to 2030	21,218,279	12,789,929
2017	Public Safety	5.0% 3/1 and 9/1	\$940,000 to \$2,065,000	2030 to 2032	4,975,000	4,975,000
2022	Public Safety	5.0% 3/1 and 9/1	\$870,000 to \$1,875,000	2030 to 2036	20,465,000	17,015,000
2023	Public Safety / Public Works	5.0% 3/1 and 9/1	\$1,250,000 to \$7,115,000	2024 to 2039	<u>48,375,000</u>	<u>46,575,000</u>
Plus deferred amounts for issuance premiums					8,898,061	8,518,091
<i>Total Installment Purchase Revenue Bonds</i>					<u>103,931,340</u>	<u>89,873,020</u>
<i>Total Bonds</i>					<u>\$ 384,065,593</u>	<u>\$ 289,901,439</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Payable (Continued)

The following is a summary of each long-term bond obligation of the business-type activities of the City at December 31, 2024:

Year Issued	Primary Use of Funds	Interest Rates and Payment Dates	Annual Principal Payments	Maturity	Original Issue	Outstanding at 12/31/24
<u>Business-type activities</u>						
<i>Revenue Bonds</i>						
2010	City Market Renovation	6.2% 3/1 and 9/1	\$20,442 to \$171,662	2010 to 2030	\$ 2,100,000	\$ 852,320
2010	City Market Renovation	4.84% 3/1 and 9/1	\$164,580 to \$306,466	2011 to 2025	<u>3,400,000</u>	<u>306,466</u>
Total Revenue Bonds					<u>5,500,000</u>	<u>1,158,786</u>
<i>Installment Purchase Revenue Bonds</i>						
2015A	Parking Installment Purchase Revenue Bond	3.25% - 5.0% 3/1 and 9/1	\$192,300 to \$579,785	2019 to 2030	5,051,721	3,045,071
2017A	Parking Installment Purchase Revenue Bond	5.0% 3/1 and 9/1	\$600,000 to \$1,785,000	2020 to 2030	14,855,000	9,050,000
2020	Parking Installment Purchase Revenue Bond	0.55% - 2.52% 3/1 and 9/1	\$1,800,000 to \$2,210,000	2022 to 2035	27,395,000	21,970,000
Plus deferred amounts for issuance premiums					<u>3,798,434</u>	<u>924,315</u>
Total Installment Purchase Revenue Bonds					<u>51,100,155</u>	<u>34,989,386</u>
Total Bonds					<u>\$ 56,600,155</u>	<u>\$ 36,148,172</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Notes Payable from Direct Borrowings

Governmental Activities

Notes payable from governmental activities at December 31, 2024, are as follows:

<u>Description</u>	<u>Outstanding</u>
In 2017, the City entered into a financing agreement bearing interest of 2.333%, secured by a lien on building improvements. Semiannual payments range from \$467,667 to \$581,075. The agreement matures in 2033.	<u>\$ 7,959,977</u>

Business-type Activities

Notes payable from business-type activities at December 31, 2024, are as follows:

<u>Description</u>	<u>Outstanding</u>
In 2017, the City entered into an agreement with the operators of the J.P. Riley, Jr. Baseball Park whereby, in return for the construction of a Club Level facility costing approximately \$3 million, the City will pay \$100,000 per year for a period of 10 years commencing January 2017.	<u>\$ 300,000</u>

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NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Financed Purchase Obligations Payable

Governmental Activities

The City has entered into several financed purchase agreements with payment terms varying from 36 to 48 months and interest rates varying from 0.600% to 3.733%, secured by various vehicles, computer hardware and other equipment.

Amortization expense for the various equipment under agreements is included in depreciation expense.

At December 31, 2024, future debt service requirements for these financed purchase obligations were as follows:

Governmental Activities			
Year Ending	Financed Purchase Obligations		
	Principal	Interest	
2025	\$ 7,272,848	\$ 511,398	
2026	5,606,913	301,248	
2027	3,272,927	118,906	
2028	996,843	18,950	
Total	\$ 17,149,531	\$ 950,502	

Business-type Activities

The City has entered into several financed purchase agreements with payment terms of 36 to 60 months and interest rates varying from 1.243% to 4%, secured by various vehicles, computer hardware and other equipment.

Amortization expense for the various equipment under agreements is included in depreciation expense.

At December 31, 2024, future debt service requirements for these financed purchase obligations were as follows:

Business-type Activities			
Year Ending	Financed Purchase Obligations		
	Principal	Interest	
2025	\$ 37,659	\$ 2,665	
2026	35,618	1,465	
2027	16,688	293	
Total	\$ 89,965	\$ 4,423	

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Debt Service Requirements to Maturity

At December 31, 2024, future debt service requirements for bonds were as follows:

Year Ending	Governmental Activities								Installment Purchase Revenue			
	General Obligation		Special Redevelopment		Revenue		Bonds					
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest				
2025	\$ 6,901,000	\$ 1,123,403	\$ 6,341,116	\$ 2,816,345	\$ 6,175,265	\$ 2,020,541	\$ 4,198,479	\$ 3,981,030				
2026	3,910,000	949,962	6,528,327	2,629,494	6,337,391	1,862,593	4,430,596	3,771,106				
2027	4,230,000	810,768	6,721,614	2,436,063	6,503,516	1,699,009	4,676,751	3,549,576				
2028	4,435,000	680,879	6,933,325	2,224,200	6,684,664	1,529,502	4,940,019	3,315,739				
2029	4,985,000	542,882	7,152,620	2,004,655	6,869,862	1,353,510	5,168,868	3,112,838				
2030-2034	15,165,000	1,121,232	34,917,700	6,457,682	31,130,104	4,032,052	25,430,216	11,798,145				
2035-2039	2,965,000	61,900	15,635,000	1,470,013	5,835,000	441,250	32,510,000	5,022,500				
Subtotal	42,591,000	5,291,026	84,229,702	20,038,452	69,535,802	12,938,457	81,354,929	34,550,934				
Plus net premium	921,788	-	-	-	2,750,127	-	8,518,091	-				
Total	<u>\$ 43,512,788</u>	<u>\$ 5,291,026</u>	<u>\$ 84,229,702</u>	<u>\$ 20,038,452</u>	<u>\$ 72,285,929</u>	<u>\$ 12,938,457</u>	<u>\$ 89,873,020</u>	<u>\$ 34,550,934</u>				

Year Ending	Business-type Activities				Installment Purchase Revenue			
	Revenue		Revenue					
	Principal	Interest	Principal	Interest				
2025	\$ 440,929	\$ 61,959	\$ 3,741,521	\$ 1,013,121				
2026	142,930	42,325	3,859,405	898,032				
2027	151,929	33,326	3,993,250	771,991				
2028	161,494	23,761	4,134,979	637,338				
2029	171,662	13,593	4,276,131	502,820				
2030-2034	89,842	2,787	11,849,785	1,062,554				
2035-2036	-	-	2,210,000	55,648				
Subtotal	1,158,786	177,751	34,065,071	4,941,504				
Plus net premium	-	-	924,315	-				
Total	<u>\$ 1,158,786</u>	<u>\$ 177,751</u>	<u>\$ 34,989,386</u>	<u>\$ 4,941,504</u>				

NOTES TO FINANCIAL STATEMENTS

NOTE 10. LONG-TERM OBLIGATIONS (CONTINUED)

Debt Service Requirements to Maturity

Governmental Activities

At December 31, 2024, future debt service requirements for governmental activities notes payable are as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 828,781	180,905
2026	868,244	161,340
2027	909,231	140,847
2028	951,801	119,387
2029	996,004	96,926
2030-2033	3,405,916	146,976
Total	\$ 7,959,977	\$ 846,381

Business-type Activities

At December 31, 2024, future debt service requirements for business-type activities notes payable are as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 100,000	\$ -
2026	200,000	-
Total	\$ 300,000	\$ -

Legal Debt Limit

The City's borrowing power is restricted by the State Constitution. This constitution provides that a local unit cannot at any time have total debt outstanding in an amount that exceeds 8 percent of its assessed property value. Excluded from the limitation are: special revenue bonds; bonded indebtedness approved by the voters and issued within five years of the date of such referendum; special bonded indebtedness levies assessed on properties located in an area receiving special benefits from the taxes collected; and bonded indebtedness existing on December 1, 1977, the effective date of amendment of Article X of the Constitution of South Carolina pertaining to bonded debt. The City's legal debt margin at December 31, 2024, was approximately \$149,002,000.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. LEASES AND SUBSCRIPTIONS

Leases as Lessee

The City has entered into multiple non-cancelable leases as the lessee for various right-to-use assets. The incremental borrowing rate varies from 0.22% to 3.16%. As of December 31, 2024, the City has \$17,537,156 outstanding in leases payable associated with its governmental activities and \$11,761,210 outstanding in leases payable associated with its business-type activities.

The annual requirements to amortize all leases payable as of December 31, 2024, including interest payments, are as follows:

Governmental Activities			Business-type Activities		
Year Ending	Leases		Year Ending	Leases	
	Principal	Interest		Principal	Interest
2025	\$ 775,933	\$ 254,127	2025	\$ 1,229,940	\$ 145,386
2026	732,408	244,823	2026	1,235,197	135,650
2027	757,211	237,034	2027	1,242,105	125,978
2028	634,909	229,499	2028	438,058	118,017
2029	166,240	224,669	2029	29,862	116,928
2030-2034	947,703	1,085,493	2030-2034	156,057	577,893
2035-2039	1,260,664	1,004,198	2035-2039	207,562	565,340
2040-2044	1,680,032	896,135	2040-2044	261,382	547,463
2045-2049	2,236,307	750,177	2045-2049	157,194	531,299
2050-2054	2,904,121	558,032	2050-2054	208,003	516,727
2055-2059	3,703,064	310,521	2055-2059	257,750	499,593
2060-2064	1,738,564	40,490	2060-2064	320,421	476,781
Total	<u>\$ 17,537,156</u>	<u>\$ 5,835,198</u>	2065-2069	382,466	450,610
			2070-2074	459,313	417,609
			2075-2079	536,104	380,280
			2080-2084	629,861	334,754
			2085-2089	724,292	283,731
			2090-2094	838,181	222,895
			2095-2099	953,673	155,152
			2100-2104	1,091,498	75,687
			2105-2106	402,291	6,223
			Total	<u>\$ 11,761,210</u>	<u>\$ 6,683,996</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 11. LEASES AND SUBSCRIPTIONS (CONTINUED)

Leases as Lessor

The City has entered into multiple non-cancellable leases of buildings and of real property. The incremental borrowing rate varies based on the terms of the individual lease. As of December 31, 2024, the City has \$2,983,920 outstanding in leases receivable associated with its governmental activities and \$1,758,731 outstanding in leases payable associated with its business-type activities.

The annual required lease receipts, including principal and interest, to be received under the terms of the individual leases through maturity as of December 31, 2024, are as follows:

Governmental Activities			Business-type Activities		
Year Ending	Leases Receivable		Year Ending	Leases Receivable	
Year Ending	Principal	Interest	Year Ending	Principal	Interest
2025	\$ 486,488	\$ 55,786	2025	\$ 490,303	\$ 38,997
2026	391,167	49,412	2026	561,039	18,761
2027	282,758	43,596	2027	159,336	13,464
2028	256,640	38,235	2028	162,128	10,672
2029	268,622	32,589	2029	164,988	7,812
2030-2034	1,171,358	80,287	2030-2033	220,937	9,163
2035-2038	126,887	2,572			
Total	\$ 2,983,920	\$ 302,477	Total	\$ 1,758,731	\$ 98,869

Subscription-Based Information Technology Arrangements (SBITAs)

The City has entered into certain noncancelable SBITAs of various IT software. The incremental borrowing rate varies based on the terms of the individual agreement. As of December 31, 2024, the City has \$8,897,088 outstanding in SBITAs payable associated with its governmental activities.

The annual requirements to amortize all SBITAs payable as of December 31, 2024, including interest payments, are as follows:

Governmental Activities		
Year Ending	Subscriptions	
Year Ending	Principal	Interest
2025	\$ 966,915	\$ 211,332
2026	940,159	188,349
2027	982,232	166,166
2028	891,686	142,985
2029	933,602	121,763
2030-2033	4,182,494	254,369
Total	\$ 8,897,088	\$ 1,084,964

NOTES TO FINANCIAL STATEMENTS

NOTE 11. LEASES AND SUBSCRIPTIONS (CONTINUED)

Lease and Subscription Right-to-Use Assets

Right-to-use asset (including lease assets and subscription assets) activity for the City's governmental activities for the year ended December 31, 2024, was as follows:

	January 1, 2024	Increases	Decreases/ Remeasurements	December 31, 2024
Governmental Activities				
Right-to-use assets				
Buildings and improvements	\$ 20,102,492	\$ 305,448	\$ (943,525)	\$ 19,464,415
Machinery and equipment	421,184	-	(182,044)	239,140
Subscription assets	408,873	9,894,143	183,725	10,486,741
Total assets being amortized	<u>20,932,549</u>	<u>10,199,591</u>	<u>(941,844)</u>	<u>30,190,296</u>
Accumulated amortization				
Buildings and improvements	(2,753,012)	(1,146,137)	959,827	(2,939,322)
Machinery and equipment	(238,659)	(66,727)	155,511	(149,875)
Subscription assets	(163,146)	(1,252,741)	(563,083)	(1,978,970)
Total accumulated amortization	<u>(3,154,817)</u>	<u>(2,465,605)</u>	<u>552,255</u>	<u>(5,068,167)</u>
Governmental activities				
right-to-use assets, net	<u>\$ 17,777,732</u>	<u>\$ 7,733,986</u>	<u>\$ (389,589)</u>	<u>\$ 25,122,129</u>

Right-to-use lease asset activity for the City's business-type activities for the year ended December 31, 2024, was as follows:

	January 1, 2024	Increases	Decreases	December 31, 2024
Business-type Activities				
Right-to-use assets				
Buildings and improvements	\$ 15,397,039	\$ -	\$ -	\$ 15,397,039
Machinery and equipment	396,194	-	(139,977)	256,217
Total assets being amortized	<u>15,793,233</u>	<u>-</u>	<u>(139,977)</u>	<u>15,653,256</u>
Accumulated amortization				
Buildings and improvements	(2,699,857)	(1,307,531)	-	(4,007,388)
Machinery and equipment	(356,841)	(25,685)	139,977	(242,549)
Total accumulated amortization	<u>(3,056,698)</u>	<u>(1,333,216)</u>	<u>139,977</u>	<u>(4,249,937)</u>
Business-type activities				
right-to-use assets, net	<u>\$ 12,736,535</u>	<u>\$ (1,333,216)</u>	<u>\$ -</u>	<u>\$ 11,403,319</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 11. LEASES AND SUBSCRIPTIONS (CONTINUED)

Amortization expense on lease and subscription right-to-use assets was charged to functions of the City as follows:

Governmental activities

General government	\$ 1,364,302
Public safety	314,855
Public service	82,361
Urban and community development	2,904
Culture and recreation	<u>701,183</u>
Total governmental activities amortization	<u>\$ 2,465,605</u>

Business-type activities

Municipal Golf Course	\$ 25,685
Parking Facilities	<u>1,307,531</u>
Total business-type activities amortization	<u>\$ 1,333,216</u>

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NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS

Retirement Plan

Overview:

The South Carolina Public Employee Benefit Authority (PEBA), created July 1, 2012, is the state agency responsible for the administration and management of the various Retirement Systems and retirement programs of the state of South Carolina, including the State Optional Retirement Program and the S.C. Deferred Compensation Program, as well as the state's employee insurance programs. As such, PEBA is responsible for administering the South Carolina Retirement Systems' five defined benefit pension plans. PEBA has an 11-member Board of Directors, appointed by the Governor and General Assembly leadership, which serves as custodian, co-trustee and co-fiduciary of the Systems and the assets of the retirement trust funds. The Retirement System Investment Commission (Commission as the governing body, RSIC as the agency), created by the General Assembly in 2005, has exclusive authority to invest and manage the retirement trust funds' assets. The Commission, an eight-member board, serves as co-trustee and co-fiduciary for the assets of the retirement trust funds. By law, the State Fiscal Accountability Authority (SFAA), which consists of five elected officials, also reviews certain PEBA Board decisions regarding the actuary of the Systems. For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Systems and additions to/deductions from the Systems fiduciary net position have been determined on the accrual basis of accounting as they are reported by the Systems in accordance with generally accepted accounting principles (GAAP). For this purpose, revenues are recognized when earned and expenses are recognized when incurred. Benefit and refund expenses are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

Plan Description:

The City contributes to the South Carolina Retirement System (SCRS), a cost-sharing multiple-employer defined benefit pension plan. The plan was established effective July 1, 1945, pursuant to the provisions of Section 9-1-20 of the South Carolina Code of Laws for the purpose of providing retirement allowances and other benefits for employees of the state, its public school districts, and political subdivisions.

In addition to the SCRS pension plan, the City contributes to the South Carolina Police Officers Retirement System (PORS), a cost-sharing multiple-employer defined benefit pension plan. The plan was established effective July 1, 1962, pursuant to the provisions of Section 9-11-20 of the South Carolina Code of Laws for the purpose of providing retirement allowances and other benefits for police officers and firemen of the state and its political subdivisions.

Membership:

Membership requirements are prescribed in Title 9 of the South Carolina Code of Laws. A brief summary of the requirements under each system is described below.

South Carolina Retirement System – Generally, all employees of covered employers are required to participate in and contribute to the SCRS as a condition of employment. This plan covers general employees, teachers and individuals newly elected to the South Carolina General Assembly beginning with the November 2012 general election.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Membership (Continued):

An employee member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.

South Carolina Police Officers Retirement System – To be eligible for PORS membership, an employee must be required by the terms of his employment, by election or appointment, to preserve public order, protect life and property, and detect crimes in the state; to prevent and control property destruction by fire; or to serve as a peace officer employed by the Department of Corrections, the Department of Juvenile Justice, or the Department of Mental Health. Probate judges and coroners may elect membership in PORS. Magistrates are required to participate in PORS for service as a magistrate. PORS members, other than magistrates and probate judges, must also earn at least \$2,000 per year and devote at least 1,600 hours per year to this work, unless exempted by statute. An employee member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.

Benefits:

Benefit terms are prescribed in Title 9 of the South Carolina Code of Laws. PEBA does not have the authority to establish or amend benefit terms without a legislative change in the code of laws. Key elements of the benefit calculation include the benefit multiplier, years of service, and average final compensation. A brief summary of the benefit terms for both systems is presented below.

South Carolina Retirement System – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 65 or with 28 years credited service regardless of age. A member may elect early retirement with reduced pension benefits payable at age 55 with 25 years of service credit. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension upon satisfying the Rule of 90 requirement that the total of the member's age and the member's creditable service equals at least 90 years. Both Class Two and Class Three members are eligible to receive a reduced deferred annuity at age 60 if they satisfy the five- or eight-year earned service requirement, respectively. An incidental death benefit is also available to beneficiaries of active or retired members of employees who participate in the death benefit program.

The annual retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of 1 percent or \$500 every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase. Members who retire under the early retirement provisions at age 55 with 25 years of service are not eligible for the benefit adjustment until the second July 1 after reaching age 60 or the second July 1 after the date they would have had 28 years of service credit had they not retired.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Benefits (Continued):

South Carolina Police Officers Retirement System – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 55 or with 25 years of service regardless of age. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension at age 55 or with 27 years of service regardless of age. Both Class Two and Class Three members are eligible to receive a deferred annuity at age 55 with five or eight years of earned service, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program. Accidental death benefits are also provided upon the death of an active member working for a covered employer whose death was a natural and proximate result of an injury incurred while in the performance of duty.

The retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of 1 percent or \$500 every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase.

Contributions:

Actuarial valuations are performed annually by an external consulting actuary to ensure applicable contribution rates satisfy the funding parameters specified in Title 9 of the South Carolina Code of Laws. Under these provisions, SCRS and PORS contribution requirements must be sufficient to maintain an amortization period for the financing of the unfunded actuarial accrued liability (UAAL) over a period that does not exceed the number of years scheduled in state statute. Effective July 1, 2017, employee rates were increased to a capped rate of 9.00 percent for SCRS and 9.75 percent for PORS. The legislation also increased employer contribution rates beginning July 1, 2017, for both SCRS and PORS until reaching 18.56 percent for SCRS and 21.24 percent for PORS. The legislation included a further provision that if the scheduled contributions are not sufficient to meet the funding periods set in state statute, the PEBA Board would increase the employer contribution rates as necessary to meet the funding periods set for the applicable year.

Pension reform legislation modified statute such that the employer contribution rates for SCRS and PORS to be further increased, not to exceed one-half of one percent in any one year, if necessary, in order to improve the funding of the plans. The statute set rates intended to reduce the unfunded liability of SCRS and PORS to the maximum amortization period of 20 years from 30 years over a ten-year schedule, as determined by the annual actuarial valuations of the plan. Finally, under the revised statute, the contribution rates for SCRS and PORS may not be decreased until the plans are at least 85 percent funded. For the year ended December 31, 2024, the City contributed \$11,203,033 to the SCRS plan and \$14,747,600 to the PORS plan.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Contributions (Continued):

Required employee contribution rates for the year ended December 31, 2024, are as follows:

South Carolina Retirement System

9.00% of earnable compensation from January 1st through December 31st

South Carolina Police Officers Retirement System

9.75% of earnable compensation from January 1st through December 31st

Required employer contribution rates for the year ended December 31, 2024, are as follows:

South Carolina Retirement System

18.41% of earnable compensation from January 1st through June 30th

18.41% of earnable compensation from July 1st through December 31st

Employer incidental death benefit: 0.15% of earnable compensation

South Carolina Police Officers Retirement System

20.84% of earnable compensation from January 1st through June 30th

20.84% of earnable compensation from July 1st through December 31st

Employer incidental death benefit: 0.20% of earnable compensation

Employer accidental death program: 0.20% of earnable compensation

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Net Pension Liability:

The June 30, 2024, (the measurement date), total pension liability, net pension liability, and sensitivity information were determined by the consulting actuary, Gabriel, Roeder, Smith and Company (GRS) and are based on the July 1, 2023. The total pension liability was rolled-forward from the valuation date to the plan's fiscal year ended June 30, 2024, using generally accepted actuarial principles. Information included in the following schedules is based on the certification provided by GRS.

The net pension liability is calculated separately for each system and represents that particular system's total pension liability determined in accordance with GASB No. 67, less that system's fiduciary net position.

As of December 31, 2024, (measurement date of June 30, 2024), the net pension liability amounts for the employers' proportionate share of the collective net pension liabilities associated with the SCRS and PORS plans are as follows:

System	Total Pension Liability	Plan Fiduciary Net Position	Employers' Net Pension Liability	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	City's Proportionate Share of the Net Pension Liability
SCRS	\$ 61,369,806,968	\$ 37,919,492,371	\$ 23,450,314,597	61.8%	0.412423%
PORS	<u>10,177,904,231</u>	<u>7,178,118,865</u>	<u>2,999,785,366</u>	70.5%	3.355568%
Totals	<u><u>\$ 71,547,711,199</u></u>	<u><u>\$ 45,097,611,236</u></u>	<u><u>\$ 26,450,099,963</u></u>		

Actuarial Assumptions and Methods:

Actuarial valuations of the ongoing plan involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and future salary increases. Amounts determined regarding the net pension liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. South Carolina state statute requires that an actuarial experience study be completed at least once in each five-year period. The GASB Statement No. 67 valuation report prepared as of June 30, 2024, is based on the experience study report for the period ending June 30, 2019. A more recent experience report on the Systems was issued for the period ending June 30, 2023, and will be used for future valuations.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Actuarial Assumptions and Methods (Continued):

The following table provides a summary of the actuarial assumptions and methods used in the July 1, 2022, valuations for SCRS and PORS.

	SCRS	PORS
Actuarial cost method	Entry Age Normal	Entry Age Normal
Actuarial assumptions:		
Investment rate of return	7.00%	7.00%
Projected salary increases	3.0% to 11.0% (varies by service)	3.5% to 10.5% (varies by service)
Includes inflation at	2.25%	2.25%
Benefit adjustments	lesser of 1% or \$500	lesser of 1% or \$500

The post-retiree mortality assumption is dependent upon the member's job category and gender. The base mortality assumptions, the 2020 Public Retirees of South Carolina Mortality table (2020 PRSC), was developed using the Systems' mortality experience. These base rates are adjusted for future improvement in mortality using 80% of Scale UMP projected from the year 2020.

Former Job Class	Males	Females
General Employees and Members of the General Assembly	2020 PRSC Males multiplied by 97%	2020 PRSC Females multiplied by 107%
Public Safety and Firefighters	2020 PRSC Males multiplied by 127%	2020 PRSC Females multiplied by 107%

Long-term Expected Rate of Return:

The long-term expected rate of return on pension plan investments is based upon 20-year capital market assumptions. The long-term expected rates of return represent assumptions developed using an arithmetic building block approach primarily based on consensus expectations and market-based inputs. Expected returns are net of investment fees.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Long-term Expected Rate of Return (Continued):

The expected returns, along with the expected inflation rate, form the basis for the target asset allocation adopted at the beginning of the 2024 fiscal year. The long-term expected rate of return is produced by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation and is summarized in the table on the following page. For actuarial purposes, the 7 percent assumed annual investment rate of return used in the calculation of the TPL includes a 4.75 percent real rate of return and a 2.25 percent inflation component.

Allocation/Exposure	Policy Target	Expected Arithmetic Real Rate of Return	Long-term Expected Portfolio Real Rate of Return
Public Equity	46.0%	6.23%	2.86%
Bonds	26.0%	2.60%	0.68%
Private Equity	9.0%	9.60%	0.86%
Private Debt	7.0%	6.90%	0.48%
Real Assets:	12.0%		
Real Estate	9.0%	4.30%	0.39%
Infrastructure	3.0%	7.30%	0.22%
		Total expected return	5.49%
		Inflation for actuarial purposes	2.25%
			7.74%

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Discount Rate:

The discount rate used to measure the TPL was 7 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers in SCRS and PORS will be made based on the actuarially determined rates based on provisions in the South Carolina Code of Laws. Based on those assumptions, the System's fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following table presents the sensitivity of the net pension liability to changes in the discount rate.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

	Current		
	1% Decrease	Discount Rate	1% Increase
	(6.00%)	(7.00%)	(8.00%)
SCRS	\$ 125,331,005	\$ 96,714,455	\$ 70,360,877
PORS	145,836,812	100,659,825	63,657,534
Total	\$ 271,167,817	\$ 197,374,280	\$ 134,018,411

Pension Expense:

For the year ended December 31, 2024, the City recognized its proportionate share of collective pension expense of \$9,334,901 and recognition of deferred amounts from changes in proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions of \$1,493,692 for a total of \$10,828,593 for the SCRS plan. Additionally, for the year ended December 31, 2024, the City recognized its proportionate share of collective pension expense of \$12,776,594 and recognition of deferred amounts from changes in proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions of (\$271,256) for a total of \$12,505,338 for the PORS plan. Total pension expense amounted to \$23,333,931 for the year ended December 31, 2024.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to the SCRS and PORS pension plans, respectively, from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
SCRS		
Differences between expected and actual experience	\$ 3,178,379	\$ 120,029
Changes of assumptions	1,705,059	-
Net difference between projected and actual earnings on pension plan investments	-	3,726,434
Changes in proportion and differences between employer contributions and proportionate share of contributions	7,604,558	1,135,793
Employer contributions subsequent to the measurement date	<u>5,714,497</u>	<u>-</u>
Total	<u>\$ 18,202,493</u>	<u>\$ 4,982,256</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued):

PORS	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 9,453,265	\$ 577,099
Changes of assumptions	2,191,541	-
Net difference between projected and actual earnings on pension plan investments	-	5,643,387
Changes in proportion and differences between employer contributions and proportionate share of contributions	2,125,034	3,737,818
Employer contributions subsequent to the measurement date	<u>7,600,584</u>	-
Total	<u>\$ 21,370,424</u>	<u>\$ 9,958,304</u>

City contributions subsequent to the measurement date of \$5,714,497 and \$7,600,584 for the SCRS plan and the PORS plan, respectively, are deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	<u>SCRS</u>	<u>PORS</u>
2025	\$ 1,327,993	\$ (835,253)
2026	6,455,307	6,289,859
2027	701,036	(150,965)
2028	(978,596)	(1,492,105)

Total deferred outflows of resources and deferred inflows of resources from pensions amounted to \$39,572,917 and \$14,940,560, respectively, as of December 31, 2024.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RETIREMENT AND DEFERRED COMPENSATION PLANS (CONTINUED)

Retirement Plan (Continued)

Pension Plan Fiduciary Net Position:

Detailed information regarding the fiduciary net position of the plans administered by PEBA is available in the separately issued Annual Comprehensive Financial Report (ACFR) containing financial statements and required supplementary information for SCRS and PORS. The ACFR of the Pension Trust Funds is publicly available on PEBA's Retirement Benefits' website at www.peba.sc.gov, or a copy may be obtained by submitting a request to PEBA, 202 Arbor Lake Drive, Columbia, SC 29223.

Deferred Compensation Plans

Internal Revenue Code Section 457 Plan

The City offers its employees a deferred compensation plan, through the State of South Carolina, created in accordance with Internal Revenue Code Section 457. The plan, available to all regular employees, permits participants to defer a portion of their salaries until future years. The deferred compensation is not available to the employee or his beneficiaries until termination, retirement, death, disability or an approved hardship.

All amounts of compensation deferred under the plan are held in trust for the contributing employee and are not subject to claims of the employer's general creditors. The plan is administered by the State of South Carolina.

Internal Revenue Code Section 401(k) Plan

The City also offers its employees participation in a deferred compensation plan, through the State of South Carolina, created in accordance with Internal Revenue Code Section 401(k). The 401(k) plan has the same eligibility requirements as the 457 plan, although the withdrawal provisions are more lenient under the 401(k). All amounts of compensation deferred under the plan are held in trust for the contributing employee and are not subject to claims of the employer's general creditors. The funds are administered by the State of South Carolina.

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NOTES TO FINANCIAL STATEMENTS

NOTE 13. COMMITMENTS, CONTINGENCIES AND LITIGATION

Commitments

The City had various contractual commitments of approximately \$161 million at December 31, 2024, for construction, drainage, streetscape and various parks and recreational projects.

1. Marine Science Museum - A marine science museum, commonly referred to as the South Carolina Aquarium, was officially opened to public visitation on May 19, 2000. The land on which the Aquarium was constructed is leased rent-free from the National Parks Service through 2045. The building was constructed by and is owned by the City.

A separate South Carolina Aquarium Corporation (SCA), a not-for-profit corporation, has been formed, which does not qualify as a component unit of the City. During 1997, the City entered into an agreement with the SCA whereby the SCA will lease the Aquarium from the City rent-free through July 2045. This lease is expected to be extended for an additional 50 years. The SCA will be responsible for all operations and related costs, and construction and funding of interior exhibits. SCA will pay to the City 50% of any remaining cash flow after operating expenses, debt service, depreciation reserve provisions and a cumulative \$2 million operating shortfall reserve. No funds were received by the City in 2024.

2. Charleston Maritime Center and PRC Agreement - During 1995, the City entered into a master lease with the Charleston County Parks and Recreation Commission (PRC). In 1997, a revised agreement was established which provides that, in the event the City desires to sell the Charleston Maritime Center (Center) within fifty years, the City grants a right of first refusal to PRC, at the offered price less \$1,500,000. If PRC declines its right to purchase, \$1,500,000 shall be paid to PRC from the proceeds. If the City elects to lease the special events pier in a manner to deny public use within the fifty years, the City shall pay PRC the \$1,500,000 plus interest. The City's intention is to retain and operate the Center within the terms of the Agreement and in a manner to avoid the return of PRC's contribution of \$1,500,000. Accordingly, the potential obligation to repay the contribution, or possible impairment of the asset value, has not been recorded, as it is unlikely that such events will occur.

3. Daniel Island - The City has entered into an agreement with The Daniel Island Company, Inc. and related entities, whereby the parties commit to certain planned development of Daniel Island. The City has committed to the establishment of various public safety, public service, recreation and other governmental services, including the development of several parks and the building of certain municipal facilities.

4. WestEdge - On September 13, 2016, the City, WestEdge Foundation (the "Foundation"), and the Medical University of South Carolina Foundation (MUSCF) entered into a Tri-Party agreement to provide interim funding for WestEdge's infrastructure costs. The Foundation will be responsible for funding the Infrastructure Escrow account to cover the costs. In the event that the developer requests reimbursement for infrastructure costs in excess of the funds held in escrow, the City and MUSCF have agreed to guarantee payment of the expenses by each contributing 50% of those costs. Both the WestEdge Foundation and the Medical University of South Carolina Foundation issue audited financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 13. COMMITMENTS, CONTINGENCIES AND LITIGATION (CONTINUED)

Commitments (Continued)

5. *Charleston Digital Corridor Foundation and CTC Center Garage* - On January 19, 2016, the City entered into an agreement with Charleston Digital Corridor Foundation (CDC) for CDC to lease 999 Morrison Drive from the City for a term of 30 years plus three 10-year extensions. Under the agreement CDC will complete certain significant improvements to the property, including construction of a 728-space parking deck. Upon completion of the parking deck, the City will reimburse CDC for all related costs. The agreement was amended on January 9, 2018, to extend the term to 30 years plus three 23-year extensions, and to allow for up to 814 spaces in the parking deck. On May 21, 2019, there was a 2nd amendment to the agreement which allowed the CDC to sublet their space from the developer for a 10-year term with the right to extend the term for four 5-year terms. A Garage Development Agreement was also executed for the construction of an 816-space parking deck which was completed in December 2020.

6. *The Charleston Area Convention & Visitors Bureau and Visitors Center Complex* - On May 25, 2019, the City entered into an agreement with The Charleston Area Convention & Visitors Bureau (CACVB) for the City owned Charleston Visitor Center facility. The CACVB will oversee the renovation of the Visitor Reception and Transportation Center (VRTC) and the City will reimburse the CACVB for the costs of the renovations, in an amount not-to-exceed \$7,691,031. The renovation was completed in August 2020. The CACVB will manage the operations of the facility, which include the VRTC, Bus Shed, Best Friend Train Museum and adjoining areas and grounds until June 30, 2030.

7. *Charleston Digital Corridor and 22 West Edge* - On June 18, 2019, the City entered into a two-year agreement with the Charleston Digital Corridor Foundation (CDC) for the CDC to oversee the upfit and management of 8,000 square feet on the 4th floor of 22 West Edge that the City committed to leasing in May 2018. Under the agreement, the City will reimburse the CDC in an amount not-to-exceed \$50,000 for design, \$75,000 for furniture, fixtures and equipment and \$320,000 for construction costs. Additionally, the City will pay the CDC an annual management fee in the amount of \$100,000. On April 11, 2020, the City amended the agreement to allow for an additional reimbursement of \$105,000 to the CDC for construction costs. The City reimbursed the CDC for the remaining construction costs, thereby fulfilling this commitment. Another amendment to the agreement was adopted on May 27, 2021, extending the term of the management agreement for an additional 12 months at the same fee of \$100,000. An additional amendment to the agreement was adopted on July 19, 2022, extending the term of the management agreement for an additional 12 months at the same fee of \$100,000. Another amendment to the agreement was adopted on June 20, 2023, extending the term of the management agreement on a month-to-month basis through April 1, 2025, as the same fee of \$100,000.

Contingencies and Litigation

1. *Grants* - Amounts received or receivable from grantor agencies in previous years are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, could become a liability of the General Fund or other applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTES TO FINANCIAL STATEMENTS

NOTE 13. COMMITMENTS, CONTINGENCIES AND LITIGATION (CONTINUED)

Contingencies and Litigation (Continued)

2. Litigation - The City is contingently liable with respect to lawsuits and other claims incidental to the ordinary course of its operations. In the opinion of City management, based on the advice of legal counsel with respect to litigation, the ultimate disposition of these lawsuits and claims will not materially affect the City's financial position.

3. Unemployment Compensation - The City makes payments to the South Carolina Employment Security Commission on a reimbursement basis for costs incurred in the administration of the state unemployment compensation statutes. Claims incurred but not reported at December 31, 2024, are not significant.

NOTE 14. RISK MANAGEMENT

The City establishes liabilities for claims and judgments based on estimates of the ultimate cost of claims (including future claim adjustment expenses) that have been reported but not settled, and of claims that have been incurred but not reported. The length of time for which such costs must be estimated varies depending on the coverage involved. Estimated amounts of salvage, subrogation and reinsurance recoverable on unpaid claims are deducted from the liability for unpaid claims. Because actual claim costs depend on such complex factors as inflation, changes in doctrines of legal liability and damage awards, the process used in computing claim liabilities does not necessarily result in an exact amount, particularly for coverage such as general liability. Adjustments to claim liabilities are charged or credited to expense in the period in which they are made.

1. Health and Dental Insurance - The City is self-insured for medical, dental and prescription coverage within certain individual employee limits of \$300,000 for all medical and pharmacy payments in 2024 plus claims incurred during 2024 and subsequently paid. Health claims are handled by an administrator and the stop-loss provision is incurred as of December 31, 2024. The incurred but not reported (IBNR) claims are estimated by the City's management.

2. Workers' Compensation Insurance - The City self-insures workers' compensation and general liability programs. The City accounts for the workers' compensation program in the General Fund to the extent of available financial resources. Claims liability in excess of available financial resources is recorded in the Statement of Net Position. The specific stop-loss and aggregate retention provisions for workers' compensation are \$1,000,000 and \$6,719,686, respectively.

3. Other Claims and Judgments - The City is exposed to various other risks of loss and maintains coverage with the South Carolina Insurance Reserve Fund (SCIRF), a self-sustaining, public entity risk pool, for certain property damage, tort and general liability, for which premiums are paid. Additional funding is provided by Federal Emergency Management Agency (FEMA) in the case of certain disasters. Additionally, amounts not subject to insurance coverage, in excess of coverage limits or not reimbursable from other governments (including legal settlements) are included in this category.

Property and casualty coverage policies are accounted for in the General Fund, as well as other insurance policies, such as surety bond coverage and miscellaneous floaters. Funds are expended based on premium amounts and administrative charges. The City had no significant reductions in insurance coverage during the year. The limits of liability for tort actions not specifically exempt by the South Carolina Government Tort Claims Act are \$600,000 per occurrence. For those risks covered by insurance, claims did not exceed coverage during the past three years.

NOTES TO FINANCIAL STATEMENTS

NOTE 14. RISK MANAGEMENT (CONTINUED)

Changes in the balance of liabilities for claims and judgments during the last two years were as follows:

	Year	Beginning of Year Liability	Claims and Changes in Estimates	Claims Paid	End of Year Liability
Health and Dental	2024	\$ 1,800,000	\$ 22,603,070	\$ (22,503,070)	\$ 1,900,000
Insurance	2023	2,100,000	22,331,750	(22,631,750)	1,800,000
Workers' Compensation	2024	3,790,152	1,714,596	(1,499,223)	4,005,525
Insurance	2023	3,406,519	3,141,558	(2,757,925)	3,790,152
Other Claims and	2024	2,871,536	4,207	(2,757,140)	118,603
Judgments	2023	124,136	2,750,000	(2,600)	2,871,536
Total Claims and	2024	8,461,688	24,321,873	(26,759,433)	6,024,128
Judgments	2023	5,630,655	28,223,308	(25,392,275)	8,461,688

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS

Plan Description

The City's defined benefit post-employment healthcare plan (the "Plan") provides medical and dental insurance to eligible retirees under the Medicare eligible age. Employees become eligible when the employee qualifies for retirement benefits under the SCRS or PORS and has 15 years of service with the City. Information regarding SCRS and PORS eligibility may be obtained from SC PEBA. The Plan is approved each year by City Council; the contribution requirements of the City and plan members are established and amended by City Council. These contributions are neither guaranteed nor mandatory. City Council has retained the right to unilaterally modify its payments toward retiree health care benefits.

The Plan is affiliated with the South Carolina Other Retirement Benefits Employer Trust (SC ORBET), an agent multiple-employer irrevocable trust administered by the Municipal Association of South Carolina. Each participating employer is responsible for determining the appropriate amount of contributions to remit to the Trust. SC ORBET issues a publicly available financial report that includes audited financial statements and required supplementary information for the Plan. A copy of the report may be obtained by writing to: Chief Financial Officer for Risk Management Services, Municipal Association of South Carolina, P.O. Box 12109, Columbia, South Carolina 29211.

Plan Membership

Membership of the Plan consisted of the following at December 31, 2024:

Active participants	1,547
Retirees and beneficiaries currently receiving benefits	249
Total	1,796

NOTES TO FINANCIAL STATEMENTS

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Benefits and Contributions

The City established the contribution requirements of plan members which may be amended by City Council. The City contributes a fixed dollar amount indexed each year by the Consumer Price Index (CPI). In 2024, the contributions by both the City and retirees remained flat. The City contributed, on a monthly basis, \$515 for retiree-only healthcare coverage and \$1,075 for retiree family healthcare coverage. For the healthcare plan, the retiree contributes the balance between the actuarially calculated costs less the fixed dollar amount. The retiree pays 100% of the actuarially calculated dental costs. The health and dental plans pay a percentage of allowed charges after the plan's deductible. For 2024, the retiree healthcare monthly contribution was \$157 for the HRA plan or \$176 for the PPO plan and \$32 for the dental plan.

The City is contributing an amount in addition to the claims according to the City's Funding Policy as determined annually by City Council during the budget process. For 2024, the total contribution was \$3,110,906.

Net OPEB Liability of the City

The City's net OPEB liability was measured as of December 31, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as December 31, 2022.

Actuarial assumptions. The total OPEB liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount Rate:	4.75%
Long-term expected rate of return on OPEB investments:	4.75%, net of investment expenses, including inflation
Healthcare Cost Trend Rate:	7.00% for 2023 decreasing to an ultimate rate of 4.50% by 2033
Inflation Rate:	2.25%
Salary increase:	3.00% - 11.00%
Participation rate:	80% for eligible retirees; 50% spouse coverage

Mortality rates were based on the PUB-2010 Mortality Tables for Employees with a 135% multiplier to better reflect the anticipated experience and provide margin for future improvements. The demographic actuarial assumptions for retirement, disability incidence, withdrawal, and salary increases used in the December 31, 2022 valuation were based on the results of the 2020 actuarial experience study adopted by the SCRS and PORS pension plans (both of which the City is a participant).

The remaining actuarial assumptions (e.g., initial per capita costs, health care cost trends, rate of plan participation, rates of plan election, etc.) used in the December 31, 2022 valuation were based on a review of recent plan experience done concurrently with the December 31, 2022 valuation.

NOTES TO FINANCIAL STATEMENTS

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Net OPEB Liability of the City (Continued)

Actuarial assumptions (continued). The long-term expected rate of return on OPEB plan investments is based on 35-year capital market assumptions, as well as current consensus expectations and market-based inputs. The long-term expected rates of return represent assumptions developed using a building-block approach and are presented net of investment fees. There are no municipal bond rate assumptions used in deriving the discount rate, and the discount rate forecast period extends for 50 years. The expected returns, along with the expected inflation rate, form the basis for the target asset allocation for the beginning of the 2022 fiscal year. The long-term expected rate of return is produced by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation and is summarized in the following table.

Asset Class	Target Allocation	Expected Arithmetic Real Rate of Return	Long-term Expected Real Rate of Return
Fixed income:			
U.S. Government Agency	58.00%	3.60%	2.55%
U.S. Government MBS, CMO,CMBS	40.00%	5.00%	1.96%
Cash and short duration (net)	2.00%	4.25%	0.08%
Total	<u>100.00%</u>		<u>4.59%</u>

Discount Rate

The discount rate used to measure the total OPEB liability was 4.75%. The projection of cash flow used to determine the discount rate assumed that the City will contribute to the Plan using its existing policy and based on contributions made over the previous five years. Based on those assumptions, the OPEB Trust Fund's fiduciary net position was projected to be available to make projected future benefit payments of all current Plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all of the future projected benefit payments to determine the total OPEB liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Changes in the Net OPEB Liability of the City

The changes in the components of the net OPEB liability of the City for the year ended December 31, 2024, were as follows:

	Total OPEB Liability (a)	Plan	
		Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances, beginning of year	<u>\$ 50,505,588</u>	<u>\$ 17,908,848</u>	<u>\$ 32,596,740</u>
Changes for the year:			
Service cost	1,844,701	-	1,844,701
Interest	2,339,544	-	2,339,544
Changes in assumptions	(546,704)	-	(546,704)
Difference between expected and actual experience	452,423	-	452,423
Contributions - employer	-	3,533,446	(3,533,446)
Net investment income	-	764,230	(764,230)
Benefit payments, including refunds of employee contributions	(2,533,446)	(2,533,446)	-
Administrative expense	-	-	-
Other changes	-	-	-
Net changes	<u>1,556,518</u>	<u>1,764,230</u>	<u>(207,712)</u>
Balances, end of year	<u>\$ 52,062,106</u>	<u>\$ 19,673,078</u>	<u>\$ 32,389,028</u>

The City's fiduciary net position as a percentage of the total OPEB liability: 37.79%

The required schedule of changes in the City's net OPEB liability and related ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total OPEB liability.

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

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.75%) or 1 percentage point higher (5.75%) than the current discount rate:

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate		
1% Decrease (3.75%)	Discount Rate (4.75%)	1% Increase (5.75%)
\$ 38,378,419	\$ 32,389,028	\$ 27,116,171

NOTES TO FINANCIAL STATEMENTS

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

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

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

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

Current Healthcare Cost		
1% Decrease (6.00% decreasing to 3.50%)	Trend Rates (7.00% decreasing to 4.50%)	1% Increase (8.00% decreasing to 5.50%)
\$ 25,620,600	\$ 32,389,028	\$ 40,533,936

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of December 31, 2024, and the current sharing pattern of costs between employer and inactive employees.

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

For the year ended December 31, 2024, the City recognized OPEB expense of \$2,753,491. At December 31, 2024, 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
Differences between expected and actual experience	\$ 397,584	\$ 9,598,121
Changes of assumptions	3,272,894	2,840,216
Net difference between projected and actual earnings on OPEB plan investments	2,862,070	-
City contributions subsequent to the measurement date	<u>3,110,906</u>	<u>-</u>
Total	<u>\$ 9,643,454</u>	<u>\$ 12,438,337</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 15. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

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

City contributions subsequent to the measurement date of \$3,110,906 are reported as deferred outflows of resources and will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2025. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	
2025	\$ (533,679)
2026	(487,851)
2027	(686,793)
2028	(1,348,648)
Thereafter	(2,848,818)

NOTE 16. RELATED PARTY

Commissioners of Public Works of the City of Charleston, SC (CPW), also known as Charleston Water System, provides water and wastewater services to the citizens of the City and certain surrounding areas, generally excluding the larger municipalities. CPW is dependent on the City for substantial approval for all bond issuances and provides financial benefit to the City in the form of a subsidy in lieu of taxes.

During the year ended December 31, 2024, CPW contributed \$2,864,270 to the City. The City reports the payment as revenue from state and local governments, while CPW reports it as an intergovernmental fee expense.

NOTE 17. SUBSEQUENT EVENTS

Subsequent to December 31, 2024, the following material transactions occurred:

- In April 2025, the City entered in financed purchase agreements in the amounts of \$2,300,000 and \$6,923,326 bearing interest at 3.8163 percent and 3.8084 percent and maturing in April 2028 and April 2029, respectively. The proceeds are to be used for the purchase of vehicles and equipment.
- In May 2025, the City issued \$108,810,000 in General Obligation Bonds, which are broken out into \$40,000,000 (2025A) and \$68,810,000 (2025B), respectively, bearing interest at 4.163% and 3.88%. The date of maturity is September 1, 2049. The bonds were issued to assist with costs of implementing the Charleston Parks and Recreation Master Plan as well as constructing the City's new public works headquarters and City fire training and operations center.
- In September 2025, the City issued a \$22,000,000 Special Obligation Redevelopment Bond, bearing interest at 3.48%. The date of maturity is September 1, 2039. The bonds were issued to finance various redevelopment projects within the Charleston Neck Redevelopment Area.

NOTES TO FINANCIAL STATEMENTS

NOTE 17. SUBSEQUENT EVENTS (CONTINUED)

- In September 2025, the City issued a \$35,500,000 Special Obligation Redevelopment Bond, bearing interest at 3.56%. The date of maturity is September 1, 2032. The bonds were issued to finance various redevelopment projects within the Cooper River Bridge Redevelopment Area.
- In September 2025, the City issued a \$9,800,000 Special Obligation Redevelopment Bond, bearing interest at 3.90%. The date of maturity is September 1, 2040. The bonds were issued to finance various redevelopment projects within the Morrison Drive Redevelopment Area.
- In September 2025, the City issued a \$5,135,000 Special Obligation Redevelopment Bond, bearing interest at 3.64%. The date of maturity is September 1, 2040. The bonds were issued to finance various redevelopment projects within the West Ashley Redevelopment Area.

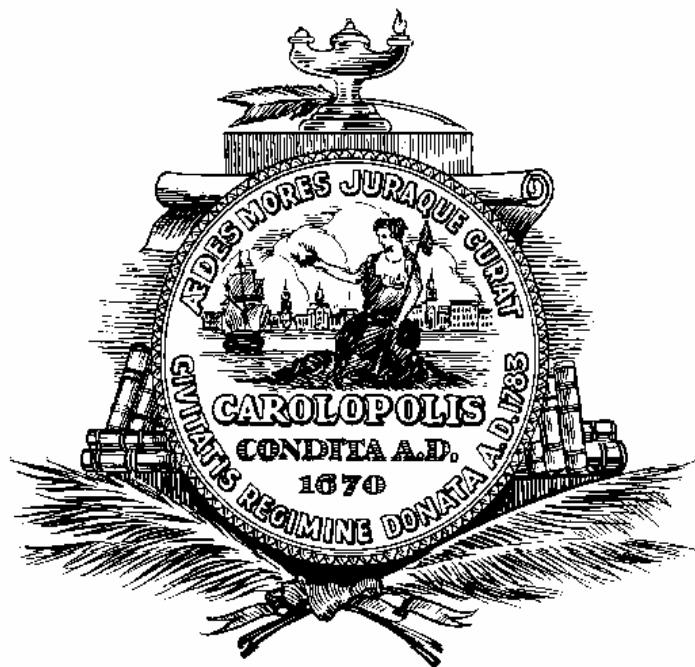
NOTE 18. ACCOUNTING CHANGES

Changes within the Financial Reporting Entity

For the year ended December 31, 2025, the City's Charleston Neck TIF Fund met the definition of a major fund. The previously major Hospitality Fee Fund and International African American Museum Fund met the definition of nonmajor funds. The effect of this change within the City's financial reporting entity is shown in the table below:

	Reporting Units Affected by	
	Adjustments of Beginning	
	Balances	Funds
December 31, 2023 fund balance, as previously reported	Charleston Neck TIF	Hospitality Fee
Change from major fund to nonmajor fund	-	(73,747,742)
Change from nonmajor fund to major fund	72,130,256	-
December 31, 2023 fund balance, as adjusted	\$ 72,130,256	\$ -
	International African American Museum	
	Nonmajor Governmental Funds	
December 31, 2023 fund balance, as previously reported	\$ (813,104)	\$ 296,276,468
Change from major fund to nonmajor fund	813,104	72,934,638
Change from nonmajor fund to major fund	-	(72,130,256)
December 31, 2023 fund balance, as adjusted	\$ -	\$ 297,080,850

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF CHARLESTON, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY
AND RELATED RATIOS
YEAR ENDED DECEMBER 31,

	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability							
Service cost	\$ 1,844,701	\$ 2,541,416	\$ 2,455,474	\$ 2,569,178	\$ 2,452,676	\$ 2,719,720	\$ 2,590,210
Interest on total OPEB liability	2,339,544	2,279,802	2,716,517	2,584,177	2,447,334	2,450,959	2,240,937
Difference between expected and actual experience	452,423	(3,244,067)	(7,360,741)	(164,575)	(5,308,469)	(550,000)	-
Changes of assumptions and other inputs	(546,704)	1,966,430	(3,539,667)	-	4,699,164	-	-
Benefit payments	(2,533,446)	(2,043,933)	(2,088,961)	(1,526,315)	(1,217,070)	(1,393,145)	(1,446,231)
Net change in total OPEB liability	1,556,518	1,499,648	(7,817,378)	3,462,465	3,073,635	3,227,534	3,384,916
Total OPEB liability - beginning	50,505,588	49,005,940	56,823,318	53,360,853	50,287,218	47,059,684	43,674,768
Total OPEB liability - ending (a)	\$ 52,062,106	\$ 50,505,588	\$ 49,005,940	\$ 56,823,318	\$ 53,360,853	\$ 50,287,218	\$ 47,059,684
Plan fiduciary net position							
Contributions - employer	\$ 3,533,446	\$ 3,043,933	\$ 3,088,961	\$ 2,526,315	\$ 2,217,070	\$ 2,393,145	\$ 2,396,231
Net investment income	764,230	(2,845,811)	(426,696)	1,045,208	842,922	112,932	356,612
Benefit payments	(2,533,446)	(2,043,933)	(2,088,961)	(1,526,315)	(1,217,070)	(1,393,145)	(1,446,231)
Administrative expenses	-	-	(14,465)	(13,969)	(12,907)	(15,016)	(23,079)
Other	-	-	750	-	2,000	39,743	-
Net change in plan fiduciary net position	1,764,230	(1,845,811)	559,589	2,031,239	1,832,015	1,137,659	1,283,533
Plan fiduciary net position - beginning	17,908,848	19,754,659	19,195,070	17,163,831	15,331,816	14,194,157	12,910,624
Plan fiduciary net position - ending (b)	\$ 19,673,078	\$ 17,908,848	\$ 19,754,659	\$ 19,195,070	\$ 17,163,831	\$ 15,331,816	\$ 14,194,157
City's net OPEB liability - ending (a) - (b)	\$ 32,389,028	\$ 32,596,740	\$ 29,251,281	\$ 37,628,248	\$ 36,197,022	\$ 34,955,402	\$ 32,865,527
Plan fiduciary net position as a percentage of the total OPEB liability	37.79%	35.46%	40.31%	33.78%	32.17%	30.49%	30.16%
Covered payroll	\$ 101,940,354	\$ 98,500,000	\$ 85,800,000	\$ 98,400,000	\$ 96,500,000	\$ 81,200,000	\$ 79,600,000
Net OPEB liability as a percentage covered payroll	31.77%	33.09%	34.09%	38.24%	37.51%	43.05%	41.29%

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

CITY OF CHARLESTON, SOUTH CAROLINA

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY OPEB CONTRIBUTIONS
YEAR ENDED DECEMBER 31,**

	2024	2023	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ 3,525,735	\$ 4,306,530	\$ 4,837,023	\$ 4,837,023	\$ 4,865,004	\$ 4,191,347	\$ 4,443,309	\$ 4,204,692
Contributions in relation to the actuarially determined contribution	<u>3,110,906</u>	<u>3,533,446</u>	<u>3,043,933</u>	<u>3,088,961</u>	<u>2,526,315</u>	<u>2,217,070</u>	<u>2,393,145</u>	<u>2,396,231</u>
Contribution deficiency	<u>\$ 414,829</u>	<u>\$ 773,084</u>	<u>\$ 1,793,090</u>	<u>\$ 1,748,062</u>	<u>\$ 2,338,689</u>	<u>\$ 1,974,277</u>	<u>\$ 2,050,164</u>	<u>\$ 1,808,461</u>
Covered payroll	\$ 101,940,354	\$ 101,940,354	\$ 98,500,000	\$ 85,800,000	\$ 98,400,000	\$ 96,500,000	\$ 81,200,000	\$ 79,600,000
Contributions as a percentage of covered payroll	3.05%	3.47%	3.09%	3.60%	2.57%	2.30%	2.95%	3.01%

Notes to the Schedule:

(1) Actuarial Assumptions

Valuation Date	December 31, 2022
Measurement Date	December 31, 2023
Employer's Reporting Date	December 31, 2024
Cost Method	Entry Age Normal Actuarial Cost Method
Actuarial Asset Valuation Method	Fair Value of Assets
Assumed Rate of Return on Investments	4.75%, net of investment expenses, including inflation
Projected Salary Increases	3.0% - 10.5% per annum
Cost-of-living Adjustment	2.25%
Remaining Amortization Period	30 years, open
Health Care Cost Trends	7.0% decreasing to an ultimate rate of 4.5% over 10 years

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

CITY OF CHARLESTON, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FOR THE YEAR ENDED DECEMBER 31,

South Carolina Retirement System

Plan Year Ended June 30,	City's proportion of the net pension liability	City's proportionate share of the net pension liability	City's covered payroll	City's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2024	0.412423%	\$ 96,714,455	\$ 56,642,736	170.7%	61.8%
2023	0.392137%	94,804,874	49,532,398	191.4%	58.6%
2022	0.352987%	85,567,833	42,029,855	203.6%	57.1%
2021	0.376953%	81,573,619	42,582,124	191.6%	60.7%
2020	0.391964%	100,153,783	43,734,748	229.0%	50.7%
2019	0.392010%	89,512,108	41,387,941	216.3%	54.4%
2018	0.376436%	84,347,411	39,022,828	216.1%	54.1%
2017	0.372793%	83,921,700	37,758,361	222.3%	53.3%
2016	0.374119%	79,911,266	36,230,714	220.6%	52.9%
2015	0.370064%	70,184,422	34,730,487	202.1%	57.0%

South Carolina Police Officers Retirement System

Plan Year Ended June 30,	City's proportion of the net pension liability	City's proportionate share of the net pension liability	City's covered payroll	City's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2024	3.35557%	\$ 100,659,825	\$ 66,153,284	152.2%	70.5%
2023	3.51602%	107,031,104	61,588,373	173.8%	67.8%
2022	3.36162%	100,814,368	53,093,713	189.9%	66.4%
2021	3.41252%	87,801,136	51,263,787	171.3%	70.4%
2020	3.36640%	111,636,956	50,762,493	219.9%	58.8%
2019	3.48544%	99,890,592	50,254,422	198.8%	62.7%
2018	3.38296%	95,857,692	46,738,277	205.1%	61.7%
2017	3.34863%	91,737,727	44,325,508	207.0%	60.9%
2016	3.24769%	82,376,760	41,388,588	199.0%	60.4%
2015	3.22104%	70,202,385	39,857,162	176.1%	64.6%

CITY OF CHARLESTON, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF CITY PENSION CONTRIBUTIONS
FOR THE YEAR ENDED DECEMBER 31,

South Carolina Retirement System

Year Ended December 31,	Actuarially required contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	City's covered payroll	Contributions as a percentage of covered payroll
2024	\$ 11,203,033	\$ 11,203,033	\$ -	\$ 60,361,171	18.56%
2023	9,534,714	9,534,714	-	52,756,292	18.07%
2022	7,474,356	7,474,356	-	43,694,966	17.11%
2021	6,682,709	6,682,709	-	41,541,708	16.09%
2020	7,045,908	7,045,908	-	45,282,184	15.56%
2019	6,463,076	6,463,076	-	42,900,601	15.07%
2018	5,552,635	5,552,635	-	39,903,155	13.92%
2017	4,802,207	4,802,207	-	38,205,794	12.57%
2016	4,216,802	4,216,802	-	37,275,131	11.31%
2015	3,782,077	3,782,077	-	35,417,556	10.68%

South Carolina Police Officers Retirement System

Year Ended December 31,	Actuarially required contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	City's covered payroll	Contributions as a percentage of covered payroll
2024	\$ 14,747,600	\$ 14,747,600	\$ -	\$ 69,437,426	21.24%
2023	13,227,635	13,227,635	-	63,747,978	20.75%
2022	10,992,036	10,992,036	-	55,553,988	19.79%
2021	9,700,193	9,700,193	-	51,652,127	18.78%
2020	9,669,864	9,669,864	-	53,014,608	18.24%
2019	9,059,478	9,059,478	-	51,084,900	17.73%
2018	7,875,592	7,875,592	-	48,178,383	16.35%
2017	6,947,652	6,947,652	-	45,563,075	15.25%
2016	6,017,278	6,017,278	-	43,005,518	13.99%
2015	5,351,150	5,351,150	-	40,529,887	13.20%

CITY OF CHARLESTON, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULES OF CITY PENSION CONTRIBUTIONS FOR THE YEAR ENDED DECEMBER 31,

Notes to the Schedules of City Pension Contributions:

The assumptions used in the preparation of the schedules on the previous page are as follows:

System	SCRS	PORS
Calculation date	July 1, 2022	July 1, 2022
Actuarial cost method	Entry Age Normal	Entry Age Normal
Asset valuation method	5-year Smoothed	5-year Smoothed
Amortization method	Level % of pay	Level % of pay
Amortization period	25 years maximum, closed period	25 years maximum, closed period
Investment return	7.00%	7.00%
Inflation	2.25%	2.25%
Salary increases	3.00% plus step-rate increases for members with less than 21 years of service.	3.50% plus step-rate increases for members with less than 21 years of service.
Mortality	2020 Public Retirees of South Carolina Mortality Tables for Males and Females, both projected at Scale UMP from the year 2020. Male rates are multiplied by 97%. Female rates are multiplied by 107%.	2020 Public Retirees of South Carolina Mortality Tables for Males and Females, both projected at Scale UMP from the year 2020. Male rates are multiplied by 127%. Female rates are multiplied by 107%.

CITY OF CHARLESTON, SOUTH CAROLINA

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

	Original Budget	Final Budget	Actual	Variance with Budget
Revenues				
Property taxes	\$ 114,462,000	\$ 114,462,000	\$ 126,140,133	\$ 11,678,133
Licenses, fees and permits	69,662,382	71,350,364	77,422,858	6,072,494
Fines and forfeitures	895,000	895,000	1,034,488	139,488
Intergovernmental - federal	-	-	883,953	883,953
Intergovernmental - state and local				
Local option sales tax	33,200,000	33,200,000	33,454,982	254,982
Other	7,743,442	7,743,442	8,396,253	652,811
Charges for services	3,154,290	3,154,290	3,606,257	451,967
Revenues from use of money and property	4,630,639	4,630,639	7,459,174	2,828,535
Donations and settlements	215,000	215,000	369,457	154,457
Other	1,100,414	1,100,414	1,365,332	264,918
Total revenues	235,063,167	236,751,149	260,132,887	23,381,738
Expenditures				
Current				
General government				
Budget, finance and revenue collections	7,844,842	7,854,374	5,799,362	(2,055,012)
Procurement	680,150	787,395	774,382	(13,013)
Property and risk management	6,682,691	6,699,303	6,080,063	(619,240)
Process improvement	469,826	439,828	314,646	(125,182)
Citizen services	505,639	486,423	423,698	(62,725)
Permit center	428,853	490,482	478,700	(11,782)
Safety management	532,372	553,126	515,328	(37,798)
Grants management	-	90,500	126,334	35,834
Clerk's office	1,046,641	1,083,986	879,904	(204,082)
City Council	422,087	436,633	521,249	84,616
Records management	299,528	313,983	309,462	(4,521)
Municipal court	2,921,688	2,705,708	2,477,137	(228,571)
Mayor's office	1,596,980	2,467,202	2,422,734	(44,468)
Internal audit	259,755	241,743	181,695	(60,048)
Corporation counsel	2,332,454	2,408,987	2,190,074	(218,913)
Prosecutors' office	620,960	628,396	557,719	(70,677)
Human resources	2,319,472	2,545,716	2,424,950	(120,766)
Information technology	8,336,905	8,194,867	7,619,611	(575,256)
Electrical	1,481,678	1,429,097	1,219,792	(209,305)
Facilities maintenance	6,222,184	6,022,300	5,785,501	(236,799)
GIS	1,017,261	1,046,843	969,383	(77,460)
Employee benefits	2,952,064	1,817,043	422,212	(1,394,831)
Non-departmental	7,055,350	4,709,592	5,284,830	575,238
Total general government	56,029,380	53,453,527	47,778,766	(5,674,761)

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

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

	Original Budget	Final Budget	Actual	Variance with Budget
Expenditures (Continued)				
Current (Continued)				
Public safety				
Police	\$ 66,339,808	\$ 69,356,069	\$ 67,594,291	\$ (1,761,778)
Fire	54,390,933	56,421,978	54,012,296	(2,409,682)
Engineering	856,438	773,883	634,103	(139,780)
Inspections	2,464,269	2,452,138	2,356,232	(95,906)
Livability	1,478,992	1,481,845	1,374,713	(107,132)
Traffic and transportation	4,446,330	4,407,599	3,639,506	(768,093)
Information technology	4,091,944	3,284,262	3,058,307	(225,955)
Resiliency and emergency management	1,368,953	1,819,491	1,512,848	(306,643)
Total public safety	<u>135,437,667</u>	<u>139,997,265</u>	<u>134,182,296</u>	<u>(5,814,969)</u>
Public service				
Public service administration	385,009	391,447	415,807	24,360
Streets and sidewalks	4,298,072	4,370,045	3,769,432	(600,613)
Sanitation	9,768,740	10,145,235	9,467,881	(677,354)
Fleet management	5,017,904	5,387,868	5,298,823	(89,045)
Non-departmental	-	-	116,024	116,024
Total public service	<u>19,469,725</u>	<u>20,294,595</u>	<u>19,067,967</u>	<u>(1,226,628)</u>
Urban and community development				
Housing and community development	1,245,173	1,416,128	1,370,619	(45,509)
Planning	2,058,765	2,126,455	1,532,012	(594,443)
Zoning	998,658	1,044,549	990,538	(54,011)
Design and preservation	1,345,250	1,376,965	1,171,922	(205,043)
Hope center	645,571	527,771	381,590	(146,181)
Total urban and community development	<u>6,293,417</u>	<u>6,491,868</u>	<u>5,446,681</u>	<u>(1,045,187)</u>
Culture and recreation				
Cultural affairs	1,185,827	1,208,998	1,091,610	(117,388)
Recreation	12,872,143	13,261,760	11,791,023	(1,470,737)
Dock Street Theatre	1,877,978	1,886,942	1,609,683	(277,259)
Parks	3,250,051	3,014,948	2,605,633	(409,315)
Construction	5,585,555	5,359,734	4,639,555	(720,179)
Parks maintenance projects	9,911,027	10,282,435	9,583,695	(698,740)
Non-departmental	-	-	1,000	1,000
Total culture and recreation	<u>34,682,581</u>	<u>35,014,817</u>	<u>31,322,199</u>	<u>(3,692,618)</u>
Community promotions				
Tourism	1,539,219	1,585,936	1,415,264	(170,672)
Non-departmental	165,017	165,017	106,491	(58,526)
Total community promotions	<u>1,704,236</u>	<u>1,750,953</u>	<u>1,521,755</u>	<u>(229,198)</u>
Health and welfare				
Public information	467,918	413,058	301,810	(111,248)
Children's services / Youth programs	749,794	675,720	598,727	(76,993)
Non-departmental	200,000	200,000	200,000	-
Total health and welfare	<u>1,417,712</u>	<u>1,288,778</u>	<u>1,100,537</u>	<u>(188,241)</u>

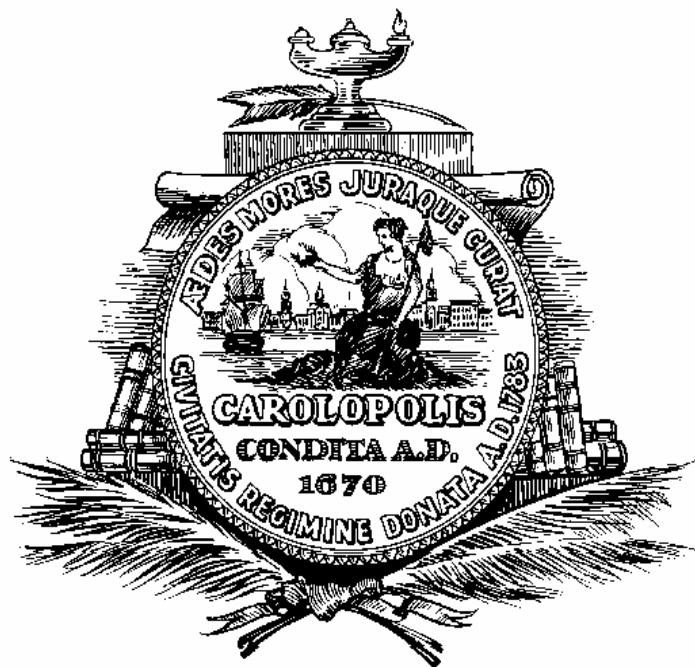
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CITY OF CHARLESTON, SOUTH CAROLINA

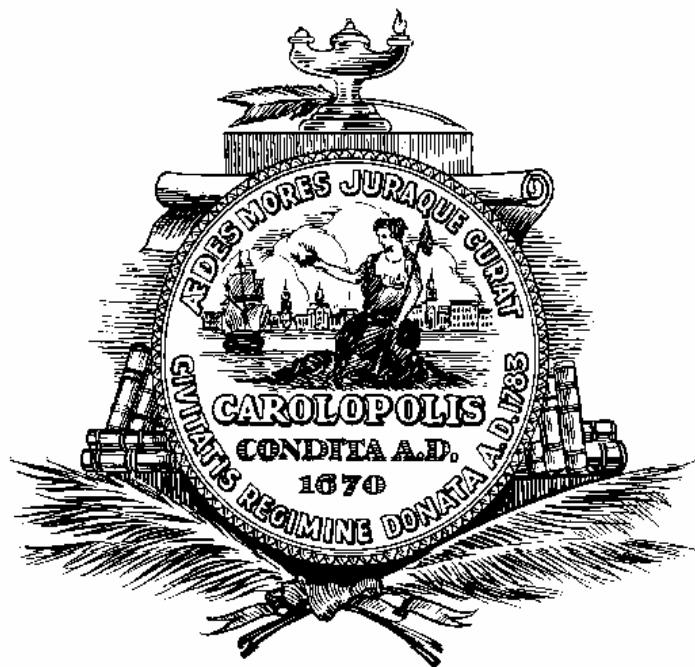
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Original Budget	Final Budget	Actual	Variance with Budget
Expenditures (Continued)				
Current (Continued)				
Business development and assistance				
Entrepreneurial Resource Center	\$ 262,766	\$ 390,608	\$ 297,431	\$ (93,177)
Business services	768,134	679,828	589,914	(89,914)
Total business development and assistance	1,030,900	1,070,436	887,345	(183,091)
Capital outlay	973,031	1,781,212	11,779,496	9,998,284
Debt service				
Principal retirement	13,341,139	13,341,139	15,073,257	1,732,118
Interest and fiscal charges	1,691,271	1,691,271	1,897,321	206,050
Total debt service	15,032,410	15,032,410	16,970,578	1,938,168
Total expenditures	272,071,059	276,175,861	270,057,620	(6,118,241)
Deficiency of revenues under expenditures	(37,007,892)	(39,424,712)	(9,924,733)	29,499,979
Other financing sources (uses)				
Transfers in	23,000,877	24,053,786	36,438,018	12,384,232
Transfers out	(1,449,877)	(3,732,000)	(3,865,337)	(133,337)
Insurance recoveries	-	451,451	752,656	301,205
Sale of capital assets	-	-	115,389	115,389
Leases issued	-	-	305,448	305,448
Subscription arrangements issued	-	-	9,894,143	9,894,143
Total other financing sources, net	21,551,000	20,773,237	43,640,317	22,867,080
Net change in fund balance	(15,456,892)	(18,651,475)	33,715,584	52,367,059
Fund balance				
Beginning of year	154,321,215	154,321,215	154,321,215	-
End of year	\$ 138,864,323	\$ 135,669,740	\$ 188,036,799	\$ 52,367,059

SUPPLEMENTARY FINANCIAL INFORMATION



Combining and Individual Fund Financial Statements



CITY OF CHARLESTON, SOUTH CAROLINA NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes.

Accommodations Tax Fund accounts for the City's share of the 2% statewide tax on lodging allocated from the State of South Carolina for promotion of tourism and tourism-related activities and facilities.

Housing and Urban Development Fund accounts for monies the City receives from the Department of Housing and Urban Development. This includes Community Development Block Grant; HOME, Housing Opportunities for Persons with AIDS (HOPWA), Lead Paint Hazard Control and Section 108 Loan program; and other Special Economic Development Initiative grants expended by the City to revitalize and restore the City's urban areas.

Cultural Festivals and Events Fund accounts for the grants, private donations, and user fee revenues, and various program and general expenses of the annual Piccolo Spoleto, MOJA and other festivals.

Daniel Island Tennis Center Renovation Fund, accounts for the renovation and expansion of the Daniel Island Tennis Center, primarily funded by contributions from outside entities and a \$1 facility maintenance fee imposed on each ticket sold for any event at the facility.

Justice Department Grants Fund accounts for the activities of various grants received from the Department of Justice for law enforcement activities.

Municipal Accommodations Fee Fund became effective in March 1996. Ordinances established two separate 1% fees to be imposed on the gross proceeds derived from the transient rental of accommodations within the City. The fees are used to defray the cost of capital improvements and operating costs beneficial to the tourism industry and to provide property tax relief.

Dominion Non-standard Service Fund accounts for funds used to finance special equipment and/or facilities and special landscaping or screening of facilities within the City, particularly in historic areas.

Seized and Forfeited Assets Fund accounts for property seized during narcotics investigation activities which is pending disposition or has been forfeited to the City by the courts.

Stormwater Utility Fund accounts for the maintenance of stormwater management, sediment control, flood control, and facilities. Funding for the Stormwater Utility fund is derived from user fees, which are based on equivalent residential units of \$8.00.

Other Special Revenue Fund accounts for various grants or other restricted revenues and related expenditures not included under the other funds.

Land Sales Fund accounts for the purchase and sale of property and the subsequent transfer of the proceeds from the sales, primarily to fund various capital projects.

King Street Business Improvement District Fund accounts for the special assessments levied on certain properties located in the King Street area of the City the proceeds of which are used on improvements.

South Carolina Opioid Relief Fund accounts for settlement proceeds from the national opioid settlement litigation.

Hospitality Fee Fund accounts for the 2% fee on the gross proceeds of prepared food and beverage sales. The funds are transferred to the General Fund and various other funds to offset the costs of tourism-related services and to fund various tourism-related capital projects. The fees are also used to provide operational funding to several tourism-related entities and facilities.

CITY OF CHARLESTON, SOUTH CAROLINA NONMAJOR GOVERNMENTAL FUNDS

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

Certificates of Participation Fund accounts for the construction costs that were funded with certificates of participation issued by the City of Charleston Public Facilities Corporation, a nonprofit corporation whose principal purpose is to facilitate the financing of public capital projects. The fund also accounts for the proceeds of a mortgage receivable due from one of the constructed projects. The following projects were constructed:

Alexander Auditorium Garage - a five level, 560-space parking facility to serve the Gaillard Center, Charleston County School District Office, the Charleston County Library, and the Marine Science Museum.

Joseph P. Riley, Jr. Baseball Park - a 6,000-seat (expandable to 10,000 seats) Class "A" baseball facility.

Fire Stations - construction and upfitting of new fire stations.

R.M. Greenberg Municipal Building - renovation of the Lockwood Drive Police, Traffic and Transportation, and Department of Motor Vehicles complex and construction of a 36,368 square foot addition to the facility.

Market Head Hall - renovation of the Market Head Hall.

Parks Department Headquarters - renovation of former Coke Building at 823 Meeting Street for use as Parks Department main offices.

Parks - development of a tennis center at Ft. Johnson Road Park, improvement of Honey Hill Park, expansion of ball field facilities at James Island Recreation Center and continued development of other parks.

Riviera Theater - acquisition and renovation of the art deco Riviera Theater for use as a retail space and conference rooms to be used by Charleston Place.

Administrative Costs - bond principal and interest payments, issuance costs, and related professional and bank handling fees.

Horizon TIF Fund accounts for tax increment financing proceeds for the Horizon Redevelopment Project Area Tax Increment Financing District (the TIF District). The fund also accounts for the proceeds of tax increment financing bonds issued for public infrastructure projects within the TIF District.

Cooper River TIF Fund accounts for tax increment financing proceeds for the Cooper River Bridge Redevelopment Project Area Tax Increment Financing District (the TIF District). The fund also accounts for the proceeds of tax increment financing bonds issued for public infrastructure projects within the TIF District.

Public Safety Infrastructure Fund accounts for public safety infrastructure improvements. Funding sources are primarily from tax revenues from the one and a half mills assessed on real and personal property and proceeds from installment purchase revenue bonds.

Energy Performance Fund accounts for the capital outlay and debt related to energy performance projects throughout various City facilities.

International African American Museum Fund accounts for the activities to construct a new museum dedicated to African American history and identity. Funding sources are primarily from revenue bonds, state grants, a portion of the Accommodations Fees, and transfers in from the Other Special Revenue Fund.

CITY OF CHARLESTON, SOUTH CAROLINA NONMAJOR GOVERNMENTAL FUNDS

DEBT SERVICE FUNDS

Debt service funds are used to account for resources accumulated and payments made for principal and interest on long-term debt of governmental funds.

Waterfront TIF Fund accounts for the tax increment financing proceeds and debt service payments for the Cooper River Waterfront Redevelopment Project.

Affordable Housing Fund accounts for the debt related to affordable housing projects. The fund also accounts for a related note receivable from the Housing Authority of the City of Charleston.

Other Debt Service Fund accounts for the debt related to contributions in support of capital improvements at the Gibbes Museum of Art and the South Carolina Aquarium.

PERMANENT FUND

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs.

Irish Memorial Endowment Fund accounts for the endowment for the Irish Memorial Park, whose earnings are restricted to expenditures for park maintenance and upkeep.

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Special Revenue					
					<i>(Previously Major)</i>	
	Accommodations Tax	Housing and Urban Development	Cultural Festivals and Events	Hospitality Fee	Daniel Island Tennis Center Renovation	Justice Department Grants
Assets						
Cash and cash equivalents	\$ 7,951,164	\$ 556,478	\$ 322,964	\$ 35,741,877	\$ 796	\$ -
Investments	-	-	-	-	-	-
Receivables, net of allowances						
Property taxes	-	-	-	-	-	-
Accounts	-	-	-	2,875,378	-	-
Other	1,525	1,107,496	24,237	9,124	-	33,251
Due from federal government	-	-	-	-	-	17,156
Due from state and local governments	2,710,042	-	-	-	-	-
Notes receivable, net of allowance	-	-	-	-	-	-
Property held for resale	-	77,523	-	-	-	-
Security deposits	-	-	11,418	-	-	-
Prepaid items	-	-	-	75,000	-	-
Restricted cash and cash equivalents	-	-	-	12,466,948	-	-
Mortgages receivable, net of allowance	-	2,330,453	-	-	-	-
Total assets	\$ 10,662,731	\$ 4,071,950	\$ 358,619	\$ 51,168,327	\$ 796	\$ 50,407
Liabilities						
Accounts payable	\$ 1,082,262	\$ 478,534	\$ 58,347	\$ 2,085,680	\$ 796	\$ 21,264
Assets held for others	-	-	-	-	-	-
Accrued salaries, wages, and benefits	-	-	4,383	6,483	-	1,476
Other accrued liabilities	-	-	323	-	-	-
Due to state and local governments	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	111,111
Unearned revenue	-	10,599	37,500	-	-	-
Total liabilities	1,082,262	489,133	100,553	2,092,163	796	133,851
Deferred inflows of resources						
Unavailable revenue	-	-	-	-	-	38,656
Fund balances						
Nonspendable:						
Inventories and prepaid items	-	-	-	75,000	-	-
Restricted:						
Small business assistance	-	-	-	-	-	-
Law enforcement	-	-	-	-	-	-
Tourism activities	9,580,469	-	-	13,975,805	-	-
Cultural activities	-	-	-	-	-	-
Housing services and community development	-	3,582,817	-	-	-	-
Affordable housing	-	-	-	-	-	-
Community services	-	-	-	-	-	-
Recreation and community programs						
Nonexpendable	-	-	-	-	-	-
Debt service	-	-	-	-	-	-
Capital and infrastructure projects	-	-	-	35,025,359	-	-
Assigned:						
Cultural activities	-	-	258,066	-	-	-
Community services	-	-	-	-	-	-
Housing services and community development	-	-	-	-	-	-
Capital and infrastructure projects	-	-	-	-	-	-
Unassigned	-	-	-	-	-	(122,100)
Total fund balances	9,580,469	3,582,817	258,066	49,076,164	-	(122,100)
Total liabilities, deferred inflows of resources, and fund balances	\$ 10,662,731	\$ 4,071,950	\$ 358,619	\$ 51,168,327	\$ 796	\$ 50,407

Special Revenue											
Municipal Accommodations Fee	Dominion Non-standard Service	Seized and Forfeited Assets	Stormwater Utility	Other Special Revenue	Land Sales	King Street Business Improvement District		South Carolina Opioid Relief Fund			
\$ 25,974,902	\$ 10,372,284	\$ 505,743	\$ -	\$ 14,142,255	\$ 2,722,311	\$ 89,436	\$ 557,889				
-	-	-	-	-	-	-	-				
-	-	-	-	-	-	-	-				
-	-	2,672	201,090	2,157,384	-	-	-			329	
-	10,909	-	-	2,512	168,866	-	-			57,314	
-	-	-	-	16,958	-	-	-			-	
1,080,344	-	-	1,489,117	208,370	261,000	638,111	-			-	
-	-	-	-	938,606	817,882	-	-			-	
-	-	-	-	10,793,634	-	-	-			-	
-	-	-	-	-	-	-	-			-	
-	-	-	10,500	-	85,000	-	-			-	
-	-	-	-	-	-	-	-			-	
-	-	-	-	-	-	-	-			-	
\$ 27,055,246	\$ 10,383,193	\$ 508,415	\$ 1,700,707	\$ 28,259,719	\$ 4,055,059	\$ 727,547	\$ 615,532				
\$ -	\$ -	\$ 8,807	\$ 1,311,815	\$ 24,715	\$ -	\$ -	\$ -			-	
-	-	153,161	-	-	-	-	-			-	
-	2,649	-	140,031	25,000	-	-	-			-	
-	-	-	-	50	-	-	-			2,058	
-	-	256	-	2,500	-	-	-			-	
-	-	-	248,861	-	-	-	-			-	
-	-	-	-	129,281	-	-	-			-	
-	2,649	162,224	1,700,707	181,546	-	-	-			2,058	
-	8,182	-	-	216,759	947,748	-	-			-	
-	-	-	-	-	85,000	-	-			-	
-	-	-	-	1,754,519	-	727,547	-			-	
-	-	346,191	-	-	-	-	-			-	
5,915,644	-	-	-	414,541	-	-	-			-	
-	-	-	-	27,896	-	-	-			-	
-	-	-	-	23,103,137	-	-	-			-	
-	-	-	-	-	-	-	-			613,474	
-	-	-	-	-	-	-	-			-	
-	-	-	-	-	-	-	-			-	
21,139,602	10,372,362	-	-	2,384,512	-	-	-			-	
-	-	-	-	-	-	-	-			-	
-	-	-	-	51	-	-	-			-	
-	-	-	-	176,758	-	-	-			-	
-	-	-	-	-	3,022,311	-	-			-	
-	-	-	-	-	-	-	-			-	
27,055,246	10,372,362	346,191	-	27,861,414	3,107,311	727,547	613,474				
\$ 27,055,246	\$ 10,383,193	\$ 508,415	\$ 1,700,707	\$ 28,259,719	\$ 4,055,059	\$ 727,547	\$ 615,532				

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Capital Projects					
	<i>(Previously Nonmajor)</i>		International African American Museum		Public Safety Infrastructure	
	Charleston Neck TIF	Horizon TIF	Cooper River TIF	African American Museum	Public Safety Infrastructure	Certificates of Participation
Assets						
Cash and cash equivalents	\$ -	\$ 15,599,139	\$ 644,933	\$ 3,000,267	\$ 6,883,158	\$ 2,563,877
Investments	-	-	-	-	-	-
Receivables, net of allowances						
Property taxes	-	5,891,589	7,988,322	-	3,232,528	-
Accounts	-	-	-	-	-	-
Other	-	-	-	-	-	-
Due from federal government	-	-	-	-	-	-
Due from state and local governments	-	426,928	569,559	110,660	1,674,745	-
Notes receivable, net of allowance	-	-	-	-	-	-
Property held for resale	-	-	-	-	-	-
Security deposits	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Restricted cash and cash equivalents	-	18,464,354	42,215,636	2,903,138	33,287,762	-
Mortgages receivable, net of allowance	-	-	-	-	-	-
Total assets	\$ -	\$ 40,382,010	\$ 51,418,450	\$ 6,014,065	\$ 45,078,193	\$ 2,563,877
Liabilities						
Accounts payable	\$ -	\$ -	\$ 41,573	\$ -	\$ 2,155	\$ -
Assets held for others	-	-	-	-	-	-
Accrued salaries, wages, and benefits	-	-	-	-	-	-
Other accrued liabilities	-	-	-	-	-	-
Due to state and local governments	-	-	-	-	38	-
Due to other funds	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total liabilities	\$ -	\$ -	\$ 41,573	\$ -	\$ 2,193	\$ -
Deferred inflows of resources						
Unavailable revenue	-	102,650	137,481	-	124,276	-
Fund balances						
Nonspendable:						
Inventories and prepaid items	-	-	-	-	-	-
Restricted:						
Small business assistance	-	-	-	-	-	-
Law enforcement	-	-	-	-	-	-
Tourism activities	-	-	-	-	-	-
Cultural activities	-	-	-	-	-	-
Housing services and community development	-	-	-	-	-	-
Affordable housing	-	-	-	-	-	-
Community services	-	-	-	-	-	-
Recreation and community programs						
Nonexpendable	-	-	-	-	-	-
Debt service	-	946,691	101,032	364,212	-	-
Capital and infrastructure projects	-	39,332,669	51,138,364	5,649,853	44,951,724	2,563,877
Assigned:						
Cultural activities	-	-	-	-	-	-
Community services	-	-	-	-	-	-
Housing services and community development	-	-	-	-	-	-
Capital and infrastructure projects	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances	\$ -	\$ 40,279,360	\$ 51,239,396	\$ 6,014,065	\$ 44,951,724	\$ 2,563,877
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 40,382,010	\$ 51,418,450	\$ 6,014,065	\$ 45,078,193	\$ 2,563,877

Capital Projects			Debt Service			Permanent Fund		
Energy Performance	Parks and Recreation	Waterfront TIF	Affordable Housing	Other Debt Service	Irish Memorial Endowment	Total Nonmajor Governmental Funds		
\$ 429,785	\$ 541,761	\$ 1,204,819	\$ 2,819	\$ -	\$ 175	\$ 129,808,832		
-	-	-	-	-	56,234		56,234	
-	2,690,971	-	-	-	-		19,803,410	
-	-	-	-	-	-		5,236,853	
-	-	-	49,081	-	-		1,464,315	
-	-	-	-	-	-		34,114	
-	1,384,015	-	-	-	-		10,552,891	
-	-	-	4,880,000	-	-		6,636,488	
-	-	-	-	-	-		10,871,157	
-	-	-	-	-	-		11,418	
-	-	-	-	-	-		170,500	
-	-	-	-	-	-		109,337,838	
-	-	-	-	-	-		2,330,453	
<u>\$ 429,785</u>	<u>\$ 4,616,747</u>	<u>\$ 1,204,819</u>	<u>\$ 4,931,900</u>	<u>\$ -</u>	<u>\$ 56,409</u>	<u>\$ 296,314,503</u>		
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		5,115,948	
-	-	-	-	-	-		153,161	
-	-	-	-	-	-		180,022	
-	-	-	-	-	-		2,431	
-	-	-	-	-	-		2,794	
-	-	-	-	-	-		359,972	
-	-	-	-	-	-		177,380	
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,991,708</u>	
<u>-</u>	<u>106,955</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,682,707</u>	
							160,000	
-	-	-	-	-	-		2,482,066	
-	-	-	-	-	-		346,191	
-	-	-	-	-	-		29,886,459	
-	-	-	-	-	-		27,896	
-	-	-	-	-	-		3,582,817	
-	-	-	-	-	-		23,103,137	
-	-	-	-	-	-		613,474	
-	-	-	-	-	56,409		56,409	
-	-	-	-	-	-		1,411,935	
429,785	4,509,792	1,204,819	-	-	-		218,702,718	
-	-	-	-	-	-		258,066	
-	-	-	-	-	-		51	
-	-	-	4,931,900	-	-		5,108,658	
-	-	-	-	-	-		3,022,311	
-	-	-	-	-	-		(122,100)	
<u>429,785</u>	<u>4,509,792</u>	<u>1,204,819</u>	<u>4,931,900</u>	<u>-</u>	<u>56,409</u>	<u>-</u>	<u>288,640,088</u>	
<u>\$ 429,785</u>	<u>\$ 4,616,747</u>	<u>\$ 1,204,819</u>	<u>\$ 4,931,900</u>	<u>\$ -</u>	<u>\$ 56,409</u>	<u>\$ 296,314,503</u>		

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Special Revenue					
	Accommodations Tax	Housing and Urban Development	Cultural Festivals and Events	(Previously Major) Hospitality Fee	Daniel Island Tennis Center Renovation	Justice Department Grants
Revenues						
Taxes						
Property, net of tax increment financing districts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax increment financing districts	- -	- -	- -	- -	- -	- -
Other	- -	- -	- -	26,494,506	- -	- -
Licenses, fees and permits	- -	- -	- -	- -	- -	- -
Fines and forfeitures	- -	- -	- -	- -	- -	- -
Intergovernmental-federal	- -	2,295,169	- -	- -	- -	265,375
Intergovernmental-state and local-other	11,886,041	- -	81,625	- -	- -	- -
Charges for services	- -	- -	- -	- -	- -	- -
Revenues from use of money and property	273,392	43,526	6,470	2,811,258	- -	- -
Donations and settlements	- -	- -	29,151	- -	- -	- -
Other	200	- -	161,729	- -	- -	- -
Total revenues	12,159,633	2,338,695	278,975	29,305,764	- -	265,375
Expenditures						
Current						
General government	- -	- -	- -	1,005,823	- -	- -
Public safety	- -	- -	- -	229,619	- -	359,612
Public service	- -	- -	- -	- -	- -	- -
Urban and community development	- -	2,217,350	- -	- -	- -	954
Culture and recreation	2,101,675	- -	972,355	3,976,409	12,030	- -
Community promotions	4,490,783	- -	- -	282,734	- -	- -
Health and welfare	- -	- -	- -	- -	- -	- -
Business development and assistance	- -	- -	- -	- -	- -	- -
Capital outlay	- -	- -	- -	- -	- -	35,121
Debt service						
Principal retirement	- -	- -	- -	1,665,000	72,542	- -
Interest and fiscal charges	- -	- -	- -	1,474,500	229,839	- -
Total expenditures	6,592,458	2,217,350	972,355	8,634,085	314,411	395,687
Excess (deficiency) of revenues over (under) expenditures	5,567,175	121,345	(693,380)	20,671,679	(314,411)	(130,312)
Other financing sources (uses)						
Transfers in	- -	- -	584,438	- -	314,411	7,602
Transfers out	(3,721,949)	(237,995)	- -	(45,343,257)	- -	- -
Insurance recoveries	- -	- -	- -	- -	- -	610
Sale of capital assets	- -	- -	- -	- -	- -	- -
Total other financing sources (uses)	(3,721,949)	(237,995)	584,438	(45,343,257)	314,411	8,212
Net change in fund balances	1,845,226	(116,650)	(108,942)	(24,671,578)	- -	(122,100)
Fund balances (deficit)						
Beginning of year, as previously reported	7,735,243	3,699,467	367,008	- -	- -	- -
Adjustment - change to reporting entity	- -	- -	- -	73,747,742	- -	- -
Beginning of year, as adjusted	7,735,243	3,699,467	367,008	73,747,742	- -	- -
End of year	\$ 9,580,469	\$ 3,582,817	\$ 258,066	\$ 49,076,164	\$ - -	\$ (122,100)

Special Revenue							King Street Business Improvement District	South Carolina Opioid Relief Fund
Municipal Accommodations Fee	Dominion Non-standard Service	Seized and Forfeited Assets	Stormwater Utility	Other Special Revenue	Land Sales			
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10,937,518	-	-	-	-	-	-	-	
-	591,264	-	13,266,386	1,181,472	-	-	-	
-	-	44,183	-	-	-	-	-	
-	-	25,381	-	2,584,470	-	-	-	
-	-	-	-	260,094	-	-	843,123	
-	-	-	-	-	-	150	-	
746,421	108,625	10,373	77,944	621,595	13,235	-	1,273	
-	-	-	27,500	43,263	-	-	-	
-	2,727	19,400	344	4,084	23,730	769,845	-	
<u>11,683,939</u>	<u>702,616</u>	<u>99,337</u>	<u>13,372,174</u>	<u>4,694,978</u>	<u>36,965</u>	<u>769,995</u>	<u>844,396</u>	
54,688	111,527	-	9,092,584	600,723	-	-	-	
-	-	96,569	-	667,897	-	-	218,459	
-	40,367	-	-	13,763	-	-	-	
-	-	-	-	2,416,000	156,343	42,448	-	
-	-	-	-	276,848	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	24,701	-	-	-	
-	-	-	-	47,947	-	-	-	
-	-	85,750	756,449	894,046	4,909,000	-	12,463	
-	-	-	669,335	-	-	-	-	
-	-	-	37,507	-	-	-	-	
<u>54,688</u>	<u>151,894</u>	<u>182,319</u>	<u>10,555,875</u>	<u>4,941,925</u>	<u>5,065,343</u>	<u>42,448</u>	<u>230,922</u>	
<u>11,629,251</u>	<u>550,722</u>	<u>(82,982)</u>	<u>2,816,299</u>	<u>(246,947)</u>	<u>(5,028,378)</u>	<u>727,547</u>	<u>613,474</u>	
-	-	-	706,843	342,148	1,750,000	-	-	
(7,873,150)	-	-	(3,899,168)	(2,830,460)	-	-	-	
-	-	15,133	363,826	10,664	-	-	-	
-	-	1,745	12,200	-	21,152	-	-	
<u>(7,873,150)</u>	<u>-</u>	<u>16,878</u>	<u>(2,816,299)</u>	<u>(2,477,648)</u>	<u>1,771,152</u>	<u>-</u>	<u>-</u>	
3,756,101	550,722	(66,104)	-	(2,724,595)	(3,257,226)	727,547	613,474	
23,299,145	9,821,640	412,295	-	30,586,009	6,364,537	-	-	
-	-	-	-	-	-	-	-	
<u>23,299,145</u>	<u>9,821,640</u>	<u>412,295</u>	<u>-</u>	<u>30,586,009</u>	<u>6,364,537</u>	<u>-</u>	<u>-</u>	
<u>\$ 27,055,246</u>	<u>\$ 10,372,362</u>	<u>\$ 346,191</u>	<u>\$ -</u>	<u>\$ 27,861,414</u>	<u>\$ 3,107,311</u>	<u>\$ 727,547</u>	<u>\$ 613,474</u>	

(Continued)

CITY OF CHARLESTON, SOUTH CAROLINA

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

	Capital Projects							
	<i>(Previously non-major)</i>		International					
	Charleston Neck TIF	Horizon TIF	Cooper River TIF	African American Museum	Public Safety Infrastructure	Certificates of Participation		
Revenues								
Taxes								
Property, net of tax increment financing districts	\$ -	\$ -	\$ -	\$ -	\$ 5,851,299	\$ -	-	
Tax increment financing districts	- -	6,327,797	8,604,471	- -	- -	- -	-	
Other	- -	- -	- -	- -	- -	- -	-	
Licenses, fees and permits	- -	- -	- -	- -	- -	- -	-	
Fines and forfeitures	- -	- -	- -	- -	22,176	- -	-	
Intergovernmental-federal	- -	- -	- -	- -	- -	- -	-	
Intergovernmental-state and local-other	- -	- -	- -	- -	- -	- -	-	
Charges for services	- -	- -	- -	- -	- -	- -	-	
Revenues from use of money and property	- -	865,014	1,931,083	151,388	1,619,426	- -	-	
Donations and settlements	- -	- -	- -	5,649,853	- -	- -	-	
Other	- -	- -	- -	2,003,948	- -	- -	-	
Total revenues	- -	7,192,811	10,535,554	7,805,189	7,492,901	- -	- -	
Expenditures								
Current								
General government	- -	10,575,220	40,186	- -	- -	- -	-	
Public safety	- -	- -	62,158	- -	- -	- -	-	
Public service	- -	- -	- -	- -	- -	- -	-	
Urban and community development	- -	- -	- -	- -	- -	- -	-	
Culture and recreation	- -	- -	- -	- -	- -	- -	-	
Community promotions	- -	- -	- -	- -	- -	- -	-	
Health and welfare	- -	- -	- -	- -	- -	- -	-	
Business development and assistance	- -	- -	- -	- -	- -	- -	-	
Capital outlay	- -	- -	- -	- -	- -	- -	-	
Debt service								
Principal retirement	- -	2,837,373	777,491	1,597,113	2,789,440	- -	-	
Interest and fiscal charges	- -	1,465,360	182,462	397,639	1,799,653	- -	-	
Total expenditures	- -	14,877,953	1,062,297	1,994,752	4,589,093	- -	- -	
Excess (deficiency) of revenues over (under) expenditures	- -	(7,685,142)	9,473,257	5,810,437	2,903,808	- -	- -	
Other financing sources (uses)								
Transfers in	- -	- -	- -	1,016,732	- -	- -	-	
Transfers out	- -	- -	- -	- -	(318,773)	- -	-	
Insurance recoveries	- -	- -	- -	- -	- -	- -	-	
Sale of capital assets	- -	- -	- -	- -	- -	- -	-	
Total other financing sources (uses)	- -	- -	- -	1,016,732	(318,773)	- -	- -	
Net change in fund balances	- -	(7,685,142)	9,473,257	6,827,169	2,585,035	- -	- -	
Fund balances (deficit)								
Beginning of year, as previously reported	72,130,256	47,964,502	41,766,139	- -	42,366,689	2,563,877		
Adjustment - change to reporting entity	(72,130,256)	- -	- -	(813,104)	- -	- -		
Beginning of year, as adjusted	- -	47,964,502	41,766,139	(813,104)	42,366,689	2,563,877		
End of year	\$ -	\$ 40,279,360	\$ 51,239,396	\$ 6,014,065	\$ 44,951,724	\$ 2,563,877		

Capital Projects			Debt Service		Permanent Fund		Total Nonmajor Governmental Funds
Energy Performance	Parks and Recreation	Waterfront TIF	Affordable Housing	Other Debt Service	Irish Memorial Endowment		
\$ -	4,509,792	\$ -	\$ -	\$ -	\$ -	\$ 10,361,091	
-	-	-	-	-	-	14,932,268	
-	-	-	-	-	-	37,432,024	
-	-	-	-	-	-	15,039,122	
-	-	-	-	-	-	66,359	
-	-	-	-	-	-	5,170,395	
-	-	-	-	-	-	13,070,883	
-	-	-	-	-	-	150	
-	-	12,929	149,794	-	2,598	9,446,344	
-	-	-	-	-	-	5,749,767	
-	-	-	400	-	-	2,986,407	
-	4,509,792	12,929	150,194	-	2,598	114,254,810	
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-	-	-	-	-	-	21,480,751	
-	-	-	-	-	-	1,634,314	
-	-	-	-	-	-	54,130	
-	-	-	400	-	-	4,833,495	
-	-	-	-	-	175	7,339,492	
-	-	-	-	-	-	4,773,517	
-	-	-	-	-	-	24,701	
-	-	-	-	-	-	47,947	
-	-	75,000	-	-	-	6,767,829	
1,057,545	-	-	510,000	539,931	-	12,515,770	
202,565	-	-	154,894	7,300	-	5,951,719	
1,260,110	-	75,000	665,294	547,231	175	65,423,665	
(1,260,110)	4,509,792	(62,071)	(515,100)	(547,231)	2,423	48,831,145	
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1,258,110	-	-	-	547,231	-	6,527,515	
-	-	-	-	-	-	(64,224,752)	
-	-	-	-	-	-	390,233	
-	-	-	-	-	-	35,097	
1,258,110	-	-	-	547,231	-	(57,271,907)	
(2,000)	4,509,792	(62,071)	(515,100)	-	2,423	(8,440,762)	
<hr/>							
431,785	-	1,266,890	5,447,000	-	53,986	296,276,468	
-	-	-	-	-	-	804,382	
431,785	-	1,266,890	5,447,000	-	53,986	297,080,850	
\$ 429,785	\$ 4,509,792	\$ 1,204,819	\$ 4,931,900	\$ -	\$ 56,409	\$ 288,640,088	

CITY OF CHARLESTON, SOUTH CAROLINA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
HOSPITALITY FEE FUND
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Original Budget	Final Budget	Actual	Variance with Budget
Revenues				
Other taxes	\$ 27,400,000	\$ 27,400,000	\$ 26,494,506	\$ (905,494)
Revenues from use of money and property	600,000	889,940	2,811,258	1,921,318
Total revenues	28,000,000	28,289,940	29,305,764	1,015,824
Expenditures				
General government	1,215,100	1,215,100	1,005,823	(209,277)
Public safety	186,792	186,792	229,619	42,827
Culture and recreation	3,297,934	4,297,934	3,976,409	(321,525)
Community promotions	345,000	345,000	282,734	(62,266)
Debt service				
Principal retirement	1,665,000	1,665,000	1,665,000	-
Interest and fiscal charges	1,474,500	1,474,500	1,474,500	-
Total expenditures	8,184,326	9,184,326	8,634,085	(550,241)
Excess of revenues over expenditures	19,815,674	19,105,614	20,671,679	1,566,065
Other financing uses				
Transfers out	(26,231,455)	(46,771,395)	(45,343,257)	1,428,138
Total other financing uses	(26,231,455)	(46,771,395)	(45,343,257)	1,428,138
Net change in fund balance	(6,415,781)	(27,665,781)	(24,671,578)	2,994,203
Fund balance				
Beginning of year	73,747,742	73,747,742	73,747,742	-
End of year	\$ 67,331,961	\$ 46,081,961	\$ 49,076,164	\$ 2,994,203

CITY OF CHARLESTON, SOUTH CAROLINA

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
MUNICIPAL ACCOMMODATIONS FEE FUND
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual	Variance with Budget
Revenues			
Other taxes	\$ 11,500,000	\$ 10,937,518	\$ (562,482)
Revenues from use of money and property	395,000	746,421	351,421
Total revenues	11,895,000	11,683,939	(211,061)
Expenditures			
General government	57,500	54,688	2,812
Excess of revenues over expenditures	11,837,500	11,629,251	(208,249)
Other financing uses			
Transfers out	(23,596,500)	(7,873,150)	15,723,350
Net change in fund balance	(11,759,000)	3,756,101	15,515,101
Fund balance			
Beginning of year	23,299,145	23,299,145	-
End of year	\$ 11,540,145	\$ 27,055,246	\$ 15,515,101

CITY OF CHARLESTON, SOUTH CAROLINA NONMAJOR PROPRIETARY FUNDS

The Proprietary Funds are used to account for operations that are financed and operated in a manner similar to private businesses, when the intent is for the cost of providing goods and services to be recovered, in whole or in part, through user charges; or where the City Council has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control accountability or other purposes.

Angel Oak accounts for the operation and maintenance of the City-owned park containing a gift shop and historic tree which is located on Johns Island.

The **City Market Fund** accounts for the rental and maintenance of the Market Street public market.

Joseph P. Riley, Jr. Baseball Park accounts for the operation and maintenance of the City-owned and operated baseball park. This facility is the home for the Charleston RiverDogs, which is a Class A Minor League Baseball team of the New York Yankees.

Municipal Golf Course accounts for the operation and maintenance of the Charleston Municipal Golf Course on James Island.

Slave Mart Museum accounts for the operation and maintenance of a learning center, museum, and gift shop located on Chalmers Street.

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
DECEMBER 31, 2024**

	Angel Oak	City Market	J.P. Riley, Jr. Baseball Park	Municipal Golf Course	Slave Mart Museum	Total Nonmajor Enterprise Funds
Assets						
Current assets						
Cash and cash equivalents	\$ 330,014	\$ 1,703,573	\$ 2,597,743	\$ 1,574,375	\$ 1,745,618	\$ 7,951,323
Other receivables, net of allowances	-	823,900	335,797	288	-	1,159,985
Inventories, at cost	11,582	-	-	36,705	3,829	52,116
Prepaid items	-	-	-	7,000	-	7,000
Lease receivables	-	-	397,900	-	-	397,900
Total current assets	<u>341,596</u>	<u>2,527,473</u>	<u>3,331,440</u>	<u>1,618,368</u>	<u>1,749,447</u>	<u>9,568,324</u>
Noncurrent assets						
Lease receivables	-	-	404,429	-	-	404,429
Capital assets						
Land	127,900	-	2,600,000	142,264	65,156	2,935,320
Works of art	-	55,000	-	-	-	55,000
Construction in progress	-	-	1,076,759	278,447	-	1,355,206
Buildings and improvements	-	6,663,809	24,559,871	5,957,527	857,997	38,039,204
Machinery and equipment	51,794	-	617,398	523,038	-	1,192,230
Less accumulated depreciation	(51,794)	(4,510,835)	(16,757,146)	(2,680,203)	(324,948)	(24,324,926)
Right-to-use lease assets	-	-	-	256,217	-	256,217
Less accumulated amortization	-	-	-	(242,549)	-	(242,549)
Net capital assets	<u>127,900</u>	<u>2,207,974</u>	<u>12,096,882</u>	<u>4,234,741</u>	<u>598,205</u>	<u>19,265,702</u>
Total noncurrent assets	<u>127,900</u>	<u>2,207,974</u>	<u>12,501,311</u>	<u>4,234,741</u>	<u>598,205</u>	<u>19,670,131</u>
Total assets	<u>469,496</u>	<u>4,735,447</u>	<u>15,832,751</u>	<u>5,853,109</u>	<u>2,347,652</u>	<u>29,238,455</u>
Deferred Outflows of Resources						
Pension	26,191	-	17,437	344,254	18,627	406,509
Total deferred outflows of resources	<u>26,191</u>	<u>-</u>	<u>17,437</u>	<u>344,254</u>	<u>18,627</u>	<u>406,509</u>
Liabilities						
Current liabilities						
Accounts payable	17,914	678,910	640,172	344,582	36,089	1,717,667
Accrued salaries and related benefits	3,828	-	1,509	44,617	293	50,247
Accrued interest payable	-	22,559	-	740	-	23,299
Other accrued liabilities	-	-	-	114,379	505	114,884
Revenue bonds payable	-	440,929	-	-	-	440,929
Notes payable	-	-	100,000	-	-	100,000
Financed purchase obligations payable	-	-	-	37,659	-	37,659
Leases payable	-	-	-	14,205	-	14,205
Compensated absences payable	9,301	-	6,066	57,532	-	72,899
Deposits	-	38,943	-	-	-	38,943
Total current liabilities	<u>31,043</u>	<u>1,181,341</u>	<u>747,747</u>	<u>613,714</u>	<u>36,887</u>	<u>2,610,732</u>
Noncurrent liabilities						
Net pension liability	106,733	-	95,981	1,799,808	122,632	2,125,154
Revenue bonds payable	-	717,857	-	-	-	717,857
Notes payable	-	-	200,000	-	-	200,000
Financed purchase obligations payable	-	-	-	52,306	-	52,306
Leases payable	-	-	-	8,568	-	8,568
Compensated absences payable	13,583	-	8,101	62,018	-	83,702
Total noncurrent liabilities	<u>120,316</u>	<u>717,857</u>	<u>304,082</u>	<u>1,922,700</u>	<u>122,632</u>	<u>3,187,587</u>
Total liabilities	<u>151,359</u>	<u>1,899,198</u>	<u>1,051,829</u>	<u>2,536,414</u>	<u>159,519</u>	<u>5,798,319</u>
Deferred Inflows of Resources						
Pension	5,810	-	4,648	102,555	2,275	115,288
Deferred lease receipts	-	-	838,828	-	-	838,828
Total deferred inflows of resources	<u>5,810</u>	<u>-</u>	<u>843,476</u>	<u>102,555</u>	<u>2,275</u>	<u>954,116</u>
Net Position						
Net investment in capital assets	127,900	1,049,188	11,796,882	4,122,003	598,205	17,694,178
Unrestricted (deficit)	210,618	1,787,061	2,158,001	(563,609)	1,606,280	5,198,351
Total net position	<u>\$ 338,518</u>	<u>\$ 2,836,249</u>	<u>\$ 13,954,883</u>	<u>\$ 3,558,394</u>	<u>\$ 2,204,485</u>	<u>\$ 22,892,529</u>

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION -
NONMAJOR PROPRIETARY FUNDS
DECEMBER 31, 2024**

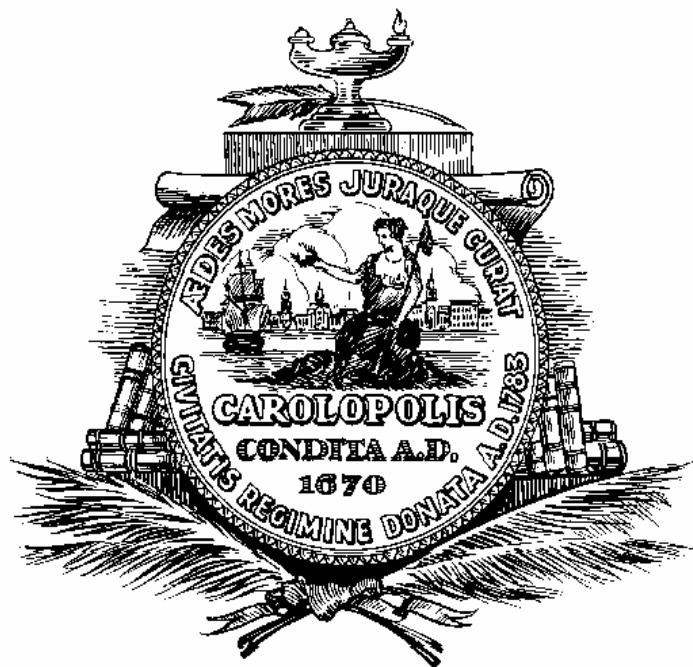
	Angel Oak	City Market	J.P. Riley, Jr. Baseball Park	Municipal Golf Course	Slave Mart Museum	Total Nonmajor Enterprise Funds
Operating revenues						
Sales and services	\$ 423,725	\$ 2,798,766	\$ -	\$ 3,841,834	\$ 511,874	\$ 7,576,199
Revenues from use of monies and property	-	42,142	326,156	-	-	368,298
Donations	21,487	-	-	-	-	21,487
Other	74	976	-	1,845	594	3,489
Total operating revenues	<u>445,286</u>	<u>2,841,884</u>	<u>326,156</u>	<u>3,843,679</u>	<u>512,468</u>	<u>7,969,473</u>
Operating expenses						
Cost of sales and services	136,276	-	-	458,243	17,541	612,060
Personnel services	165,274	792,194	71,836	2,027,685	11,076	3,068,065
Utilities	3,556	137,000	231,613	57,361	6,549	436,079
Repairs and maintenance	5,142	185,913	257,362	74,450	2,158	525,025
Supplies	2,899	127,228	1,488	297,783	2,970	432,368
Other operating expenses	146,290	875,057	323,719	730,401	197,891	2,273,358
Depreciation and amortization	-	351,911	728,605	296,671	17,160	1,394,347
Total operating expenses	<u>459,437</u>	<u>2,469,303</u>	<u>1,614,623</u>	<u>3,942,594</u>	<u>255,345</u>	<u>8,741,302</u>
Operating income (loss)	<u>(14,151)</u>	<u>372,581</u>	<u>(1,288,467)</u>	<u>(98,915)</u>	<u>257,123</u>	<u>(771,829)</u>
Nonoperating expenses						
Interest expense	-	(76,909)	-	(4,213)	-	(81,122)
Gain on disposition of capital assets	-	-	-	3,450	-	3,450
Total nonoperating expenses	<u>-</u>	<u>(76,909)</u>	<u>-</u>	<u>(763)</u>	<u>-</u>	<u>(77,672)</u>
Income (loss) before transfers	<u>(14,151)</u>	<u>295,672</u>	<u>(1,288,467)</u>	<u>(99,678)</u>	<u>257,123</u>	<u>(849,501)</u>
Capital contributions						
	-	-	500,000	-	-	500,000
Transfers						
Transfers in	14,151	-	608,873	117,942	-	740,966
Transfers out	-	(295,672)	(95,030)	(1,116)	-	(391,818)
Total transfers	<u>14,151</u>	<u>(295,672)</u>	<u>513,843</u>	<u>116,826</u>	<u>-</u>	<u>349,148</u>
Change in net position	-	-	(274,624)	17,148	257,123	(353)
Net position, beginning of year	<u>338,518</u>	<u>2,836,249</u>	<u>14,229,507</u>	<u>3,541,246</u>	<u>1,947,362</u>	<u>22,892,882</u>
Net position, end of year	<u>\$ 338,518</u>	<u>\$ 2,836,249</u>	<u>\$ 13,954,883</u>	<u>\$ 3,558,394</u>	<u>\$ 2,204,485</u>	<u>\$ 22,892,529</u>

CITY OF CHARLESTON, SOUTH CAROLINA

**COMBINING STATEMENT OF CASH FLOWS
NONMAJOR PROPRIETARY FUNDS
DECEMBER 31, 2024**

	Angel Oak	City Market	J.P. Riley, Jr. Baseball Park	Municipal Golf Course	Slave Mart Museum	Total Nonmajor Enterprise Funds
Cash flows from operating activities						
Cash received from customers and users	\$ 445,286	\$ 2,069,731	\$ 371,048	\$ 3,843,391	\$ 540,935	\$ 7,270,391
Cash paid to suppliers	(288,577)	(814,538)	(218,519)	(1,346,218)	(212,108)	(2,879,960)
Cash paid to employees	(165,350)	(793,129)	(72,721)	(2,010,003)	(11,036)	(3,052,239)
Net cash provided by (used in) operating activities	(8,641)	462,064	79,808	487,170	317,791	1,338,192
Cash flows from noncapital financing activities						
Transfers in	14,151	-	608,873	117,942	-	740,966
Transfers out	-	(295,672)	(95,030)	(1,116)	-	(391,818)
Net cash provided by (used in) noncapital financing activities	14,151	(295,672)	513,843	116,826	-	349,148
Cash flows from capital and related financing activities						
Proceeds from disposal of capital assets	-	-	-	3,450	-	3,450
Acquisition and construction of capital assets	-	-	(1,008,872)	(240,497)	-	(1,249,369)
Capital contributions received	-	-	500,000	-	-	500,000
Principal payments on revenue bonds payable	-	(418,653)	-	-	-	(418,653)
Principal payments on financed purchase obligations	-	-	-	(36,499)	-	(36,499)
Principal payments on notes payable	-	-	-	-	-	-
Principal payments on leases payable	-	-	-	(25,551)	-	(25,551)
Interest paid	-	(84,237)	-	(4,501)	-	(88,738)
Net cash used in capital and related financing activities	-	(502,890)	(508,872)	(303,598)	-	(1,315,360)
Net increase (decrease) in cash and cash equivalents	5,510	(336,498)	84,779	300,398	317,791	371,980
Cash and cash equivalents						
Beginning of year	324,504	2,040,071	2,512,964	1,273,977	1,427,827	7,579,343
End of year	\$ 330,014	\$ 1,703,573	\$ 2,597,743	\$ 1,574,375	\$ 1,745,618	\$ 7,951,323
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities						
Operating income (loss)	\$ (14,151)	\$ 372,581	\$ (1,288,467)	\$ (98,915)	\$ 257,123	\$ (771,829)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities						
Depreciation and amortization	-	351,911	728,605	296,671	17,160	1,394,347
(Increase) decrease in:						
Other receivables	-	(772,153)	44,892	(288)	28,467	(699,082)
Prepaid items	-	-	-	3,000	-	3,000
Inventories	4,095	-	-	15,321	1,699	21,115
Deferred outflows of resources - pension	(6,400)	-	(2,887)	(73,987)	(494)	(83,768)
Increase (decrease) in:						
Accounts payable	3,443	510,660	595,663	257,266	13,022	1,380,054
Accrued salaries and related benefits	1,198	-	491	16,470	95	18,254
Other accrued liabilities	(1,952)	-	-	(3,567)	280	(5,239)
Compensated absences payable	(566)	-	(1,057)	9,397	-	7,774
Deposits	-	(935)	-	-	-	(935)
Net pension liability	3,549	-	1,601	41,023	274	46,447
Deferred inflows of resources - pension	2,143	-	967	24,779	165	28,054
Total adjustments	5,510	89,483	1,368,275	586,085	60,668	2,110,021
Net cash provided by (used in) operating activities	\$ (8,641)	\$ 462,064	\$ 79,808	\$ 487,170	\$ 317,791	\$ 1,338,192

OTHER FINANCIAL INFORMATION



CITY OF CHARLESTON, SOUTH CAROLINA
UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (per ACT 96)
FOR THE YEAR ENDED DECEMBER 31, 2024

FOR THE STATE TREASURER'S OFFICE:

COUNTY / MUNICIPAL FUNDS COLLECTED BY CLERK OF COURT	General Sessions	Magistrate Court	Municipal Court	Total
Court Fines and Assessments:				
Court fines and assessments collected			\$ 816,985	\$ 816,985
Court fines and assessments remitted to State Treasurer			736,787	736,787
Total Court Fines and Assessments retained			80,198	80,198
Surcharges and Assessments retained for victim services:				
Surcharges collected and retained			17,981	17,981
Assessments retained			62,217	62,217
Total Surcharges and Assessments retained for victim services			\$ 80,198	\$ 80,198

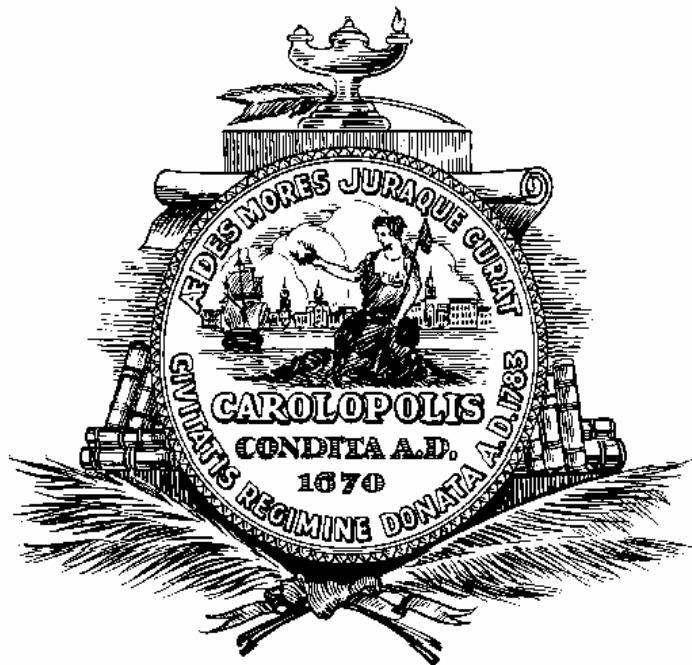
FOR THE DEPARTMENT OF CRIME VICTIM COMPENSATION (DCVC)

VICTIM SERVICE FUNDS COLLECTED	Municipal	County	Total
Carryforward from Previous Year – Beginning Balance	\$ -		\$ -
Victim Service Revenue:			
Victim Service Fines Retained by City/County Treasurer	-		-
Victim Service Assessments Retained by City/County Treasurer	62,217		62,217
Victim Service Surcharges Retained by City/County Treasurer	17,981		17,981
Interest Earned			
Grant Funds Received			
Grant from:			
General Funds Transferred to Victim Service Fund	164,314		164,314
Contribution Received from Victim Service Contracts:			
(1) Town of			
(2) Town of			
(3) City of			
Total Funds Allocated to Victim Service Fund + Beginning Balance (A)	\$ 244,512		\$ 244,512

CITY OF CHARLESTON, SOUTH CAROLINA
UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (per ACT 96)
FOR THE YEAR ENDED DECEMBER 31, 2024

<u>Expenditures for Victim Service Program:</u>	Municipal	County	Total
Salaries and Benefits	\$ 219,388		\$ 219,388
Operating Expenditures	13,746		13,746
Victim Service Contract(s):			-
(1) Charleston-Dorchester Mental Health Center	11,378		11,378
(2) Entity's Name	-		-
Victim Service Donation(s):	-		-
(1) Domestic Violence Shelter:	-		-
(2) Rape Crisis Center:	-		-
(3) Other local direct crime victims service agency:	-		-
Transferred to General Fund	-		-
Total Expenditures from Victim Service Fund/Program (B)	244,512		244,512
Total Victim Service Funds Retained by Municipal/County Treasurer (A-B)	-		-
Less: Prior Year Fund Deficit Repayment	-		-
Carryforward Funds – End of Year	\$ -		\$ -

STATISTICAL SECTION (UNAUDITED)



CITY OF CHARLESTON, SOUTH CAROLINA

STATISTICAL SECTION FOR THE YEAR ENDED DECEMBER 31, 2023

This section of the City of Charleston, South Carolina's annual comprehensive financial report presents detailed trend and other information as a context for understanding what the information in the basic financial statements, notes to the basic financial statements, required supplementary information and other supplementary information says about the City's overall financial health.

Page

Financial Trends.....128 - 132

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

Revenue Capacity133 - 138

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity139 - 145

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.....146 and 147

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.....148 - 150

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

Bond Information151 - 155

These schedules present information on the City's principal and interest requirements to maturity for bonds for business-type, governmental and government-wide activities.

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

Table 1

CITY OF CHARLESTON, SOUTH CAROLINA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)
(amounts expressed in thousands)

	2015*	2016	2017	2018**	2019	Fiscal Year 2020	2021	2022	2023	2024
Governmental activities										
Net investment in capital assets	\$ 616,321	\$ 650,138	\$ 703,999	\$ 715,821	\$ 791,181	\$ 865,789	\$ 937,429	\$ 1,023,328	\$ 1,069,193	\$ 1,135,917
Restricted	91,429	116,209	158,031	198,957	227,659	219,269	282,608	325,351	395,185	416,707
Unrestricted	(81,253)	(85,402)	(118,650)	(154,437)	(158,505)	(172,456)	(165,814)	(164,100)	(162,535)	(122,742)
Total governmental activities net position	\$ 626,497	\$ 680,945	\$ 743,380	\$ 760,341	\$ 860,335	\$ 912,602	\$ 1,054,223	\$ 1,184,579	\$ 1,301,843	\$ 1,429,882
Business-type activities										
Net investment in capital assets	\$ 78,518	\$ 81,719	\$ 85,754	\$ 90,582	\$ 92,691	\$ 96,504	\$ 98,500	\$ 101,295	\$ 104,581	\$ 107,412
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	11,488	17,913	20,709	22,054	24,907	22,871	29,532	36,479	49,874	49,206
Total business-type activities net position	\$ 90,006	\$ 98,732	\$ 106,463	\$ 112,636	\$ 117,598	\$ 119,375	\$ 128,032	\$ 137,774	\$ 154,455	\$ 156,618
Total government										
Net investment in capital assets	\$ 694,839	\$ 731,857	\$ 789,753	\$ 806,403	\$ 883,872	\$ 962,293	\$ 1,035,929	\$ 1,124,623	\$ 1,173,774	\$ 1,243,329
Restricted	91,429	116,209	158,031	198,957	227,659	219,269	282,608	325,351	395,185	416,707
Unrestricted	(69,765)	(68,389)	(97,941)	(132,383)	(133,598)	(149,585)	(136,282)	(127,621)	(112,661)	(73,536)
Total government net position	\$ 716,503	\$ 779,677	\$ 849,843	\$ 872,977	\$ 977,933	\$ 1,031,977	\$ 1,182,255	\$ 1,322,353	\$ 1,456,298	\$ 1,586,500

* The decrease in 2015 unrestricted net position for governmental activities and total government resulted from the adoption of GASB Statement No. 68, Accounting and Financial Reporting for Pensions.

** The decrease in 2018 unrestricted net position for governmental activities and total government resulted from the adoption of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

Table 2

CITY OF CHARLESTON, SOUTH CAROLINA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)
(amounts expressed in thousands)

	Fiscal Year					2024
	2015	2016	2017	2018	2019	2023
Expenses						
Governmental activities:						
General government	\$ 41,334	\$ 48,108	\$ 55,456	\$ 68,461	\$ 72,512	\$ 82,288
Public safety	81,342	89,070	94,022	101,677	111,715	131,373
Public service	11,869	13,226	13,843	16,063	16,936	19,425
Urban and community development	5,260	6,875	7,019	12,508	19,893	25,041
Culture and recreation	21,804	23,974	29,212	29,415	25,217	30,791
Community promotions	2,814	3,569	3,288	3,440	3,767	4,111
Health and welfare	1,036	1,123	1,221	1,336	1,335	6,792
Business development and assistance	997	929	970	961	1,228	942
Interest and fiscal charges	4,989	4,705	4,833	5,434	6,618	683
Total governmental activities	<u>171,445</u>	<u>191,579</u>	<u>209,874</u>	<u>239,295</u>	<u>259,221</u>	<u>260,705</u>
Business-type activities:						
Parking Facilities	12,560	12,839	13,547	14,725	14,517	13,328
J.P. Riley, Jr. Baseball Park	1,528	1,435	1,910	2,352	1,861	2,674
Angel Oak	216	256	273	330	374	321
Charleston Visitor Center	969	1,003	1,041	1,021	506	-
City Market	1,911	1,922	1,518	2,441	1,974	2,039
Municipal Auditorium	-	-	-	-	-	-
Municipal Golf Course	1,791	1,826	1,944	2,014	2,314	1,939
Slave Mart Museum	205	246	254	301	294	196
Total business-type expenses	<u>19,180</u>	<u>19,527</u>	<u>20,487</u>	<u>23,184</u>	<u>21,840</u>	<u>20,879</u>
Total expenses	<u>\$ 190,625</u>	<u>\$ 211,106</u>	<u>\$ 230,361</u>	<u>\$ 262,479</u>	<u>\$ 281,061</u>	<u>\$ 273,176</u>
Program Revenues						
Governmental activities:						
Charges for services:						
General government	\$ 37,805	\$ 40,233	\$ 44,559	\$ 48,040	\$ 51,496	\$ 54,553
Public safety	4,978	6,434	6,170	7,512	7,097	7,957
Culture and recreation	2,672	3,001	2,895	3,032	3,082	1,472
Other activities	1,518	1,745	2,582	3,774	6,511	2,808
Operating grants and contributions	4,669	3,880	5,867	13,627	7,445	9,640
Capital grants and contributions	32,678	29,266	36,646	19,326	61,071	40,938
Total governmental activities program revenues	<u>84,320</u>	<u>84,559</u>	<u>98,719</u>	<u>95,311</u>	<u>136,702</u>	<u>117,368</u>
Business-type activities:						
Charges for services:						
Parking Facilities	22,693	24,139	24,675	27,378	29,092	20,782
City Market	2,207	2,292	2,446	2,488	2,528	1,368
Other activities	2,846	2,981	3,275	3,514	4,288	1,019
Operating grants and contributions	22	19	28	19	18	16
Capital grants and contributions	1,405	-	2,086	-	26	350
Total business-type activities program revenues	<u>29,173</u>	<u>29,431</u>	<u>32,510</u>	<u>33,399</u>	<u>35,952</u>	<u>23,535</u>
Total program revenues	<u>\$ 113,493</u>	<u>\$ 113,990</u>	<u>\$ 131,229</u>	<u>\$ 128,710</u>	<u>\$ 172,654</u>	<u>\$ 140,903</u>

	Fiscal Year					
	2015	2016	2017	2018	2019	2020
Net (expense)/revenue						
Governmental activities	\$ (87,125)	\$ (107,020)	\$ (111,155)	\$ (143,984)	\$ (122,519)	\$ (82,554)
Business-type activities	9,993	9,904	12,023	10,215	14,112	13,355
Total net expense	\$ (77,132)	\$ (97,116)	\$ (99,132)	\$ (133,769)	\$ (108,407)	\$ (140,681)
General Revenues and Other Changes						
Governmental activities:						
Taxes						
Property, net of tax increment financing districts	\$ 68,307	\$ 74,951	\$ 78,869	\$ 85,047	\$ 94,484	\$ 102,751
Tax increment financing districts	9,274	8,959	12,658	14,445	18,694	24,200
Hospitality	14,120	14,790	16,441	16,870	17,704	12,386
Accommodations	13,101	15,077	14,683	17,064	18,709	8,269
Franchise	14,730	15,011	14,979	14,989	14,474	13,376
Penalties	429	426	353	431	471	482
Grants and contributions not restricted to specific programs	20,487	23,266	24,368	25,352	27,207	26,383
Unrestricted revenue from use of money and property	2,301	2,970	3,796	6,694	8,750	4,257
Gain (loss) on disposition of assets	133	4,443	2,504	947	340	1,306
Miscellaneous	121	328	560	2,255	12,355	1,249
Transfers	5,065	1,246	4,379	4,306	9,326	944
Total governmental activities	\$ 148,068	\$ 161,467	\$ 173,590	\$ 188,400	\$ 222,514	\$ 195,603
Business-type activities:						
Unrestricted revenue from use of money and property	23	55	80	253	174	63
Gain (loss) on disposition of assets	-	13	8	11	2	4
Transfers	(5,065)	(1,246)	(4,379)	(4,306)	(9,326)	(9,150)
Total business-type activities	\$ 143,026	\$ 160,289	\$ 169,299	\$ 184,358	\$ 213,364	\$ 194,724
Change in Net Position						
Governmental activities	\$ 60,943	\$ 54,447	\$ 62,435	\$ 44,416	\$ 99,994	\$ 52,267
Business-type activities	4,951	8,726	7,732	6,173	4,962	1,777
Total change in net position	\$ 65,894	\$ 63,173	\$ 70,167	\$ 50,589	\$ 104,956	\$ 54,044

Table 3

**CITY OF CHARLESTON, SOUTH CAROLINA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**
(Modified Accrual Basis of Accounting)
(amounts expressed in thousands)

General Fund	Fiscal Year						2024			
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Nonspendable										
Restricted	\$ 832	\$ 807	\$ 837	\$ 830	\$ 5,879	\$ 6,475	\$ 831	\$ 17	\$ 28	\$ 66
Committed	1	-	-	-	-	-	-	-	-	-
Assigned	19,598	25,020	26,610	36,716	38,078	47,940	59,577	68,037	80,442	105,700
Unassigned	31,377	34,212	36,391	39,127	48,223	46,889	55,596	65,490	73,851	82,271
Total general fund	<u>\$ 51,808</u>	<u>\$ 60,039</u>	<u>\$ 63,838</u>	<u>\$ 76,673</u>	<u>\$ 92,180</u>	<u>\$ 101,304</u>	<u>\$ 116,004</u>	<u>\$ 133,544</u>	<u>\$ 154,321</u>	<u>\$ 188,037</u>
All other governmental funds										
Nonspendable	\$ 12,475	\$ 9	\$ -	\$ 5	\$ 76	\$ 96	\$ 79	\$ 76	\$ 126	\$ 246
Restricted	161,661	170,861	200,253	241,509	290,484	256,425	290,642	381,688	504,519	500,120
Committed	335	335	-	-	-	-	-	-	-	-
Assigned	5,183	18,018	14,452	13,569	14,334	14,102	15,822	15,040	12,300	8,389
Unassigned	(7)	-	-	-	-	(898)	(4,804)	(1,624)	(813)	(122)
Total all other governmental funds	<u>\$ 179,647</u>	<u>\$ 189,223</u>	<u>\$ 214,705</u>	<u>\$ 255,083</u>	<u>\$ 304,894</u>	<u>\$ 269,725</u>	<u>\$ 301,739</u>	<u>\$ 395,180</u>	<u>\$ 516,132</u>	<u>\$ 508,633</u>

Table 4

CITY OF CHARLESTON, SOUTH CAROLINA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)
(amounts expressed in thousands)

	2015	2016	2017	2018	Fiscal Year						2023	2024	
					2019	2020	2021	2022					
Revenues													
Taxes	\$ 97,975	\$ 105,089	\$ 114,979	\$ 123,095	\$ 138,648	\$ 142,649	\$ 156,863	\$ 174,946	\$ 209,207	\$ 209,418			
Licenses, fees and permits	57,034	61,233	65,100	72,489	77,455	77,152	76,029	79,778	88,398	93,554			
Fines and forfeitures	1,372	1,422	2,176	1,515	1,528	1,027	1,332	1,855	1,617	1,131			
Intergovernmental	33,887	44,034	48,467	50,615	73,627	65,163	80,880	81,671	76,364	81,649			
Charges for services	2,900	2,777	2,660	2,937	3,258	2,600	3,376	4,237	4,331	3,606			
Revenues from use of money and property	2,290	3,527	4,480	6,927	9,343	5,369	3,429	8,113	22,345	25,894			
Donations and settlements	14,488	7,183	2,834	3,180	21,507	6,718	56,017	33,807	4,747	6,894			
Other	1,406	1,699	1,260	3,129	12,497	1,323	960	1,587	1,522	4,352			
Total revenues	211,352	226,964	241,956	263,887	337,863	302,001	378,886	385,994	408,531	426,498			
Expenditures													
General government	37,255	36,692	45,178	57,389	55,269	55,442	52,689	58,856	67,356	73,651			
Public safety	76,297	82,116	84,444	90,976	97,348	96,352	99,741	107,604	125,119	135,909			
Public service	10,950	12,120	14,637	15,342	15,388	13,902	13,246	15,894	17,795	20,737			
Urban and community development	5,379	6,604	6,366	11,919	19,580	31,252	29,893	25,449	13,009	10,280			
Culture and recreation	21,183	22,685	23,557	24,647	25,595	24,377	23,369	26,993	33,046	38,980			
Community promotions	2,810	3,543	3,272	3,421	3,766	2,949	4,118	7,500	5,732	6,295			
Health and welfare	1,009	1,086	1,151	1,281	1,212	726	602	770	845	1,125			
Business development and assistance	942	842	873	1,210	1,097	1,010	684	710	911	1,091			
Capital outlay	54,403	33,100	59,357	42,604	55,460	93,921	119,016	78,903	48,521	97,423			
Debt service													
Principal	17,293	17,289	16,761	18,506	24,015	37,828	33,250	47,919	36,525	35,019			
Interest	5,041	5,720	5,492	5,844	7,634	7,491	6,055	6,913	8,350	10,946			
Other charges	250	-	236	242	33	355	306	1,103	706	-			
Total expenditures	232,812	221,797	261,324	273,381	306,397	365,605	382,969	378,614	357,915	431,456			
Excess (deficiency) of revenues over (under) expenditures	(21,460)	5,167	(19,368)	(9,494)	31,466	(63,604)	(4,083)	7,380	50,616	(4,958)			
Other financing sources (uses)													
Transfers in	40,313	38,488	42,031	37,506	38,197	34,541	40,430	29,482	50,078	79,701			
Transfers out	(35,231)	(37,242)	(37,652)	(33,194)	(29,001)	(33,597)	(35,718)	(23,046)	(50,280)	(69,341)			
Insurance recoveries	351	908	1,753	656	534	923	384	619	781	1,143			
GO bonds issued	-	-	-	15,000	-	11,665	20,000	9,470	-	-			
Payments to refunding bond escrow agent	-	-	-	-	-	(32,703)	(32,376)	(168)	-	-			
Spec. redevpt. bonds issued	-	-	15,000	18,000	-	7,900	18,875	14,582	26,500	-			
Revenue bonds issued	-	-	-	7,500	12,500	32,452	32,376	33,670	-	-			
Installment purchase revenue bonds issued	21,218	-	4,975	-	-	-	-	20,465	48,375	-			
Premium on bonds issued	2,879	-	1,121	463	-	-	136	10,046	4,169	-			
Subscription arrangements issued	-	-	-	-	-	-	-	-	245	9,894			
Notes issued	-	-	12,200	-	2,202	-	-	-	-	-			
Bond anticipation note issued	-	-	-	-	-	5,545	-	-	-	-			
Financed purchase obligations payable issued	-	-	-	-	-	-	-	7,158	9,699	9,322			
Capital leases issued	5,796	5,306	5,959	14,249	7,923	9,524	6,040	102	676	305			
Sale of capital assets	6,419	5,180	3,170	2,527	1,497	1,309	650	1,222	870	150			
Sale of property held for resale	229	-	92	-	-	-	-	-	-	-			
Total other financing sources (uses)	41,974	12,640	48,649	62,707	33,852	37,559	50,797	103,602	91,113	31,174			
Net change in fund balances	\$ 20,514	\$ 17,807	\$ 29,281	\$ 53,213	\$ 65,318	\$ (26,045)	\$ 46,714	\$ 110,982	\$ 141,729	\$ 26,216			
Debt service as a percentage of noncapital expenditures	12.8%	12.3%	11.2%	10.6%	12.9%	17.1%	15.0%	18.7%	14.7%	13.9%			

Table 5

CITY OF CHARLESTON, SOUTH CAROLINA
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)
(amounts expressed in thousands)

Fiscal Year	Tax Increment		Hospitality Tax	Accommodations Tax	Franchise Tax	Penalties	Total
	Property Tax	Financing Districts					
2015	\$ 68,307	\$ 9,274	\$ 14,120	\$ 13,101	\$ 14,730	\$ 429	\$ 119,961
2016	74,951	8,959	14,790	15,077	15,011	426	129,214
2017	78,869	12,658	16,441	14,683	14,979	353	137,983
2018	85,047	14,445	16,870	17,064	14,989	431	148,846
2019	94,484	18,694	17,704	18,709	14,474	471	164,536
2020	102,751	24,200	12,386	8,269	13,377	482	161,465
2021	103,339	27,619	20,077	18,163	13,360	455	183,013
2022	113,448	32,224	23,116	22,603	13,912	528	205,831
2023	128,995	35,978	25,142	24,399	14,833	564	229,911
2024	144,388	27,647	26,495	24,828	15,639	551	239,548

Table 6

CITY OF CHARLESTON, SOUTH CAROLINA
GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)
(amounts expressed in thousands)

Fiscal Year	Tax Increment		Accommodations		Total
	Property Tax	Financing Districts	Hospitality Tax	Tax	
2015	\$ 68,528	\$ 9,180	\$ 14,120	\$ 6,147	\$ 97,975
2016	74,608	8,995	14,790	6,696	105,089
2017	78,925	12,428	16,441	7,185	114,979
2018	84,476	14,314	16,870	7,436	123,096
2019	94,688	18,486	17,704	7,770	138,648
2020	102,256	24,172	12,386	3,834	142,648
2021	102,130	25,853	20,077	8,803	156,863
2022	112,434	28,989	23,116	10,407	174,946
2023	129,895	42,263	25,142	11,907	209,207
2024	144,340	27,647	26,495	10,937	209,419

Table 7

CITY OF CHARLESTON, SOUTH CAROLINA
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Real Property	Personal Property	Motor Vehicles	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value		Assessed Value as a Percentage of Estimated Actual Tax Value
						Estimated Value	Actual Taxable Value	
Charleston County:								
2015	\$ 888,302,403	\$ 74,386,660	\$ 51,228,550	\$ 1,013,917,613	\$ 82	\$ 19,195,219,806		5.28%
2016	922,089,345	84,678,946	56,865,051	1,063,633,342	83.6	20,010,114,393		5.32%
2017	971,438,547	88,074,400	61,764,885	1,121,277,832	83.6	21,138,970,601		5.30%
2018	1,027,317,569	91,756,954	57,312,226	1,176,386,749	83.6	22,223,209,900		5.29%
2019	1,093,918,239	94,978,062	58,332,840	1,247,229,141	86.6	23,574,040,774		5.29%
2020	1,278,930,170	93,656,038	57,518,241	1,430,104,449	81.3	27,220,886,190		5.25%
2021	1,332,785,692	95,733,494	68,702,652	1,497,221,838	81.3	28,515,275,850		5.25%
2022	1,416,567,640	97,589,944	69,670,029	1,583,827,613	84.3	30,150,446,180		5.25%
2023	1,499,368,507	100,313,360	79,751,052	1,679,432,919	87.3	31,960,201,784		5.25%
2024	1,563,509,640	109,231,294	85,442,222	1,758,183,156	89.8	33,463,073,880		5.25%
Berkeley County:								
2015	\$ 112,153,700	\$ 7,383,960	\$ 9,337,540	\$ 128,875,200	\$ 82	\$ 2,589,288,128		4.98%
2016	127,384,120	8,348,460	9,884,140	145,616,720	83.6	2,909,382,545		5.01%
2017	144,822,860	6,579,800	9,798,420	161,201,080	83.6	3,222,935,198		5.00%
2018	159,207,670	9,574,372	10,613,670	179,395,712	83.6	3,560,643,563		5.04%
2019	185,642,518	10,527,530	12,493,640	208,663,688	86.6	4,128,256,719		5.05%
2020	210,127,370	9,090,865	12,465,840	231,684,075	81.3	4,617,904,673		5.02%
2021	229,178,740	10,421,060	14,139,260	253,739,060	81.3	5,033,122,786		5.04%
2022	258,635,510	13,802,140	15,620,470	288,058,120	84.3	5,432,774,336		5.30%
2023	278,612,577	18,965,640	18,415,140	315,993,357	87.3	6,202,576,046		5.09%
2024	329,377,420	17,325,360	18,507,420	365,210,200	89.8	7,350,227,044		4.97%

Source:

Charleston and Berkeley County Auditors

Note 1 Property was last reassessed in 2020 for Charleston County and in 2019 for Berkeley County. Tax rates are per \$1,000 of assessed value.

Note 2 In 1989, the State passed legislation that exempted business inventory from property tax. The assessed value of the exempted inventory for 1990 was \$6,275,150. In place of the property tax, the State now pays the City, through State shared revenues, the amount of tax that was received in 1988. This amount is frozen for all future years at the 1988 level. This amount has not been included in the above values.

Note 3 Under SC law all real property is appraised at actual market value and then adjusted to reflect the county-wide composite average of appraised value to sales for the prior year, to arrive at assessed value. This value of both real estate and personal property is then adjusted to a taxable value of between 4% and 10.5%, depending on the type of property. This is used to determine the legal debt margin.

Table 8

**CITY OF CHARLESTON, SOUTH CAROLINA
PROPERTY TAX RATES -
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(Rate per \$1,000 of Assessed Value)**

Fiscal Year	City of Charleston				Overlapping Rates								Berkeley County				
	Operating	Drainage	Parks & Rec	Total Direct Rate	Charleston County Government		Parks & Recreation Commission		Trident Technical College		School Board		Total Government	Berkeley County	Trident Technical College	School Board	Total
					Charleston County	Government	Parks & Recreation	Commission	Trident Technical College	School Board							
2015	78.1	2.0	1.5	-	81.6	50.8	5.6	2.9	126.7	186.0	50.5	3.4	224.9	278.8			
2016	78.1	4.0	1.5	-	83.6	50.8	6.1	2.9	136.3	196.1	50.5	3.4	238.8	292.7			
2017	78.1	4.0	1.5	-	83.6	50.8	6.1	2.9	145.2	205.0	50.5	3.4	238.8	292.7			
2018	78.1	4.0	1.5	-	83.6	50.8	6.1	2.9	151.2	211.0	50.5	3.4	236.8	290.7			
2019	79.6	4.0	3.0	-	86.6	50.8	6.1	2.9	154.7	214.5	48.5	3.4	221.8	273.7			
2020	74.3	4.0	3.0	-	81.3	47.3	5.8	2.5	146.6	202.2	48.5	3.4	221.8	273.7			
2021	74.3	4.0	3.0	-	81.3	47.3	5.8	2.5	151.7	207.3	48.5	3.4	221.8	273.7			
2022	77.3	4.0	3.0	-	84.3	47.3	5.8	2.5	158.0	213.6	48.5	3.4	221.8	273.7			
2023	80.3	4.0	3.0	-	87.3	47.5	5.8	2.3	164.3	219.9	48.5	3.4	221.8	273.7			
2024	80.3	4.0	3.0	2.5	89.8	48.0	5.8	1.8	168.2	223.8	46.5	3.1	196.9	246.5			

Overlapping rates are those of local and county governments that apply to property owners within the City of Charleston. Not all overlapping rates apply to all City of Charleston property owners.

These tax rates do not reflect the impact of the Local Option Sales Tax, which began July 1, 1991. Revenues from the 1% Local Option Sales Tax are applied as credits to the tax bills. The credit is calculated on the appraised value of the property. The rates above also do not reflect property tax relief to homeowners available from the state to partially offset school board millage.

Beginning in 2007, SC State Law limits the amount a municipality may increase its millage rate to an amount based on the prior year average of the monthly Consumer Price Indexes, plus a percentage increase based on population. This limitation may be increased upon a two-thirds vote of the governing body for certain purposes including a prior year deficiency, catastrophic events, a court order or decree, certain taxpayer closures, and compliance with federal or state regulations.

Table 9

CITY OF CHARLESTON, SOUTH CAROLINA
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
DECEMBER 31, 2024

Taxpayer	2024			2015		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
¹ Dominion Energy SC	\$ 34,834,930	1	1.64%	\$ 21,702,650	1	1.89%
² Charleston Place Propco, LLC	15,133,520	2	0.71%	5,759,770	2	0.50%
Morrison Yard Owner LLC	7,854,000	3	0.37%			
Jasper Development LLC	7,666,040	4	0.36%			
Mt Pleasant Investments LLC	7,059,300	5	0.33%			
VTT Meeting LLC	5,768,150	6	0.27%			
PR/GS Guild Subsidiary	5,490,000	7	0.26%			
LMC Cormac SPE LLC	5,222,240	8	0.25%			
Hosp Chasc HD LLC	5,204,900	9	0.24%			
VTT Spyglass Seaside LLC	4,735,500	10	0.22%			
HSRE-DC Campus Center, LLC				3,531,420	3	0.31%
Kinder Morgan Operating				3,186,832	4	0.28%
BellSouth Telecomm (Southern Bell)				3,162,340	5	0.28%
Meeting Street Realty Company, LLC				3,139,580	6	0.27%
TS Talison Row, LLC				2,819,340	7	0.25%
Avenues at Verdier Pointe, LLC				2,423,140	8	0.21%
Charleston Financial Center				2,361,180	9	0.21%
Grace Hospitality, LLC				2,299,920	10	0.20%
Totals	<u><u>\$ 98,968,580</u></u>		<u><u>4.65%</u></u>	<u><u>\$ 50,386,172</u></u>		<u><u>4.40%</u></u>

Source: Charleston and Berkeley County Treasurers' Offices

¹ Dominion Energy SC formally South Carolina Electric and Gas
² Charleston Place Propco, LLC formally Center Hotel, LLC

Table 10

**CITY OF CHARLESTON, SOUTH CAROLINA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended December 31	Total Tax Levy for Fiscal Year (a)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	Percentage of Levy
		Amount	Percentage of Levy			
CHARLESTON COUNTY:						
2015	\$ 67,856,178	\$ 60,337,130	88.9%	\$ 7,203,631	\$ 67,540,761	99.5%
2016	73,020,414	66,918,237	91.6%	5,689,399	72,607,636	99.4%
2017	77,009,275	67,781,998	88.0%	8,715,846	76,497,844	99.3%
2018	80,752,339	70,502,750	87.3%	9,630,914	80,133,664	99.2%
2019	87,733,649	78,087,986	89.0%	8,978,518	87,066,504	99.2%
2020	97,139,101	84,138,190	86.6%	12,376,934	96,515,124	99.4%
2021	99,341,971	86,656,333	87.2%	12,316,634	98,972,967	99.6%
2022	105,344,226	90,581,778	86.0%	14,398,780	104,980,558	99.7%
2023	117,110,969	100,503,006	85.8%	16,120,799	116,623,805	99.6%
2024	127,916,519	49,535,292	(b)	(b)	127,916,519	(b)
BERKELEY COUNTY:						
2015	\$ 9,155,171	\$ 8,526,549	93.1%	\$ 616,677	\$ 9,143,226	99.9%
2016	10,575,670	9,900,661	93.6%	659,809	10,560,470	99.9%
2017	12,075,968	11,659,370	96.6%	403,657	12,063,027	99.9%
2018	13,600,936	12,805,718	94.2%	657,772	13,463,490	99.0%
2019	16,787,271	15,805,750	94.2%	887,418	16,693,168	99.4%
2020	16,911,213	15,971,161	94.4%	915,686	16,886,847	99.9%
2021	18,032,706	16,831,141	93.3%	1,173,237	18,004,378	99.8%
2022	20,699,658	19,504,089	94.2%	1,122,630	20,626,719	99.6%
2023	23,134,152	21,667,848	93.7%	1,347,868	23,015,716	99.5%
2024	28,657,154	17,410,003	(b)	(b)	28,657,154	(b)

(a) Net of local option sales tax credits.

Drainage consisted of 2.0 mills until 2016, then was increased to 4.0 mills.

Public Safety Infrastructure consisted of 1.5 mills until 2018, then was increased to 3 mills. Parks and Rec was added in 2024 and consists of 2.5 mills

(b) 2024 taxes became delinquent on March 15, 2025. The due date for automobiles is staggered and is billed throughout the succeeding year.

Table 11

**CITY OF CHARLESTON, SOUTH CAROLINA
STORMWATER SYSTEM CONTINUING DISCLOSURE
DECEMBER 31, 2024**

NUMBER OF CUSTOMERS

Set forth below is a table showing the Stormwater System's average number of customers for Fiscal Years 2015 through 2024:

Year	Average Number of Customers
2015	41,181
2016	42,036
2017	43,061
2018	44,208
2019	45,123
2020	45,916
2021	46,628
2022	47,055
2023	47,215
2024	47,362

LARGEST ACCOUNTS

Set forth below is a table based upon unaudited results of operations showing the ten largest customers of the Stormwater System for Fiscal Year 2024:

Customer	Revenue	Percentage of Stormwater Fees
City of Charleston	\$ 220,439	1.69%
S.C. State Ports Authority	135,978	1.04%
Medical University of South Carolina	116,689	0.89%
College of Charleston	77,576	0.59%
Charleston Housing Authority	62,469	0.48%
Bon Secours-St. Francis Hospital	45,203	0.35%
Bishop Gadsen EPISC Community	44,250	0.34%
Walmart, Inc.	44,244	0.34%
V A Hospital	42,258	0.32%
Concord West of the Ashley	41,976	0.32%
	\$ 831,082	6.37%

FEES STRUCTURE

Pursuant to the Stormwater Ordinance, the System is funded in part from monthly fees (the "Stormwater Fee") imposed upon all owners of developed property (other than properties that are designated for homestead exemptions) in the City. Stormwater Fees are established as a function of the assumed amount of impervious surface area (such as streets, parking lots, sidewalks and roofs) for developed property. All developed properties in the City have been classified as (I) single family residential, (ii) multi-family residential or (iii) non-residential.

Monthly fees for all developed property, whether occupied or vacant, are as follows:

- a) single family residential property is charged a fee of the base rate, which is currently \$10.00 per month (the "Base Rate"), times one equivalent residential unit (ERU) of 2,200 square feet regardless of the size of the parcel or the improvements;
- b) multi-family residential property is charged a fee of 75% of the Base Rate for each dwelling unit; and
- c) non-residential property is charged the Base Rate per ERU. The minimum fee for any nonresidential property is the Base Rate. The City may make adjustments to the fee amount for nonresidential properties for which private stormwater facilities exist.

Table 12

CITY OF CHARLESTON, SOUTH CAROLINA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(amounts expressed in thousands, except per capita)

Fiscal Year	Governmental Activities										Business-type Activities									
	General Obligation Bonds	Special Obligation Bonds	Redevelopment Bonds	Certificates of Participation	Revenue Bonds	Financed Purchase Revenue Bonds	Notes	Leases	Subscriptions	Obligation Bonds	General Obligation Bonds	Certificates of Participation	Revenue Bonds	Financed Purchase Revenue Bonds	Notes	Leases	Total Government Leases	Total Personal Income [1]	Per Capita [1]	
2015	\$ 53,085	\$ 36,948	\$ 32,698	-	\$ 57,084	\$ 24,097	\$ 10,415	\$ 10,520	\$ -	\$ 13,615	-	\$ 14,290	\$ -	\$ 7,034	\$ 10,737	\$ -	\$ 24	\$ 224,134	3.95%	
2016	49,267	43,736	51,514	-	54,367	23,821	8,775	10,302	-	12,555	-	9,191	-	5,581	-	107	-	207,724	3.22%	
2017	45,375	56,856	55,872	-	51,514	29,629	19,878	10,785	-	11,405	-	4,089	28,726	900	136	-	247,322	3.59%		
2018	52,711	51,369	64,956	-	56,845	29,280	18,732	19,213	-	9,790	-	3,374	25,484	800	129	-	277,990	3.69%		
2019	54,164	53,675	60,175	-	54,164	26,414	15,095	20,557	-	7,705	-	3,051	23,136	700	72	-	271,318	3.41%		
2020 [2]	63,742	66,371	56,047	-	24,651	13,142	17,485	-	5,170	-	2,711	48,602	600	26	-	285,724	3.27%			
2021	57,236	72,597	86,072	-	86,072	46,463	11,117	15,443	18,611	163	2,700	-	1,975	42,807	500	6	296,097	3.32%		
2022	50,477	90,723	79,251	-	95,533	9,018	15,809	18,131	214	-	1,577	38,933	300	126	12,993	413,085	4.02%			
2023	84,230	-	72,286	-	89,873	7,960	17,149	17,537	8,897	-	-	1,159	34,989	300	90	11,761	386,744	3.44%		
2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,356	-	

[1] See the Schedule of Demographic and Economic Statistics in Table 17 for personal income and population status.

[2] Included in the 2020 General Obligation Bonds is \$5,545 million Bond Anticipation Note for Affordable Housing

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Above amounts are reflected net of unamortized premiums.

Table 13

CITY OF CHARLESTON, SOUTH CAROLINA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(amounts expressed in thousands, except per capita amount)

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund		Total	Percentage of Estimated Actual Taxable Value of Property [1]	Per Capita [2]
		General Obligation Bonds	Less: Amounts Available in Debt Service Fund			
2015	\$ 53,085	\$ 5,889	\$ 47,196	0.21%	\$ 343	
2016	49,267	4,465	44,802	0.18%	314	
2017	45,375	4,332	41,043	0.16%	277	
2018	56,856	6,034	50,822	0.18%	330	
2019	52,711	4,727	47,984	0.15%	307	
2020	54,164	4,607	49,557	0.15%	309	
2021	63,742	5,216	58,526	0.16%	374	
2022	57,399	4,921	52,478	0.14%	330	
2023	50,691	1,897	48,794	0.12%	300	
2024	52,410	1,877	50,533	0.00%	306	

[1] See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property in Table 7 for property value data.

[2] Population data can be found in the Schedule of Demographic and Economic Statistics in Table 17.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Amounts above are reflected net of unamortized premiums.

CITY OF CHARLESTON, SOUTH CAROLINA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2024
(amounts expressed in thousands)

Table 14

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Charleston County School District	\$ 306,095	30.86%	\$ 94,461
Charleston County	647,687	30.86%	199,876
Charleston County Parks and Recreation	38,675	30.86%	11,935
Berkeley County	95,395	18.57%	17,715
Berkeley County School District	274,288	18.57%	50,935
Subtotal: overlapping debt			<u>374,922</u>
City of Charleston direct debt		100.00%	<u>332,548</u>
Total direct and overlapping debt			<u><u>\$ 707,470</u></u>

Sources: Assessed value data used to estimate applicable percentages provided by Charleston and Berkeley County. Overlapping debt data provided by governmental units.

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 Charleston. This process recognizes that, when considering the government'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.

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the government's boundaries and dividing it by the county's total taxable assessed value.

Table 15

CITY OF CHARLESTON, SOUTH CAROLINA
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	Fiscal Year					
	2015	2016	2017	2018	2019	2020
Debt limit	\$ 91,925	\$ 97,242	\$ 103,100	\$ 108,965	\$ 116,973	\$ 133,445
Total net debt applicable to limit	57,730	53,525	49,195	59,610	54,515	48,970
Legal debt margin	\$ 34,195	\$ 43,717	\$ 53,905	\$ 49,355	\$ 62,458	\$ 84,475
Total net debt applicable to the limit as a percentage of debt limit	62.80%	55.04%	47.72%	54.71%	46.60%	36.70%

Legal Debt Margin Calculation for Fiscal Year 2024:

Assessed value	\$ 2,123,393
Plus: merchants' inventory	6,275
Total assessed value	<u><u>\$ 2,129,668</u></u>
Debt limit (8% of total assessed value)	\$ 170,373
Debt applicable to limit:	
General obligation bonds	42,591
Less: Referendum bonds	(21,220)
Total debt applicable to limit	<u><u>21,371</u></u>
Legal debt margin	\$ 149,002

Note: Title 5, Chapter 21, Article I of the Code of Laws of the State of South Carolina, 1976 states that the constitutional debt limit of a municipality may not exceed 8 percent of the locality's assessed valuation. Debt in excess of the limit must be authorized by a majority of qualified electors.

Included in the 2020 General Obligation Bonds is \$5.545 million Bond Anticipation Note for Affordable Housing.

CITY OF CHARLESTON, SOUTH CAROLINA
PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

Table 16

City Market Revenue Bonds							
Fiscal Year	Revenue	Less: Operating Expenses [4]	Net Available Revenue	Debt Service			
	[1]			Principal	Interest	Coverage	
2015	\$ 8,801,799	\$ 1,366,753	\$ 7,435,046	\$ 262,989	\$ 235,327	14.92	
2016	9,715,538	1,391,977	8,323,561	276,892	221,179	16.71	
2017	10,633,345	1,394,666	9,238,679	291,541	206,271	18.56	
2018	11,100,194	1,852,649	9,247,545	306,975	190,565	18.59	
2019	11,423,661	1,491,067	9,932,594	323,238	174,015	19.97	
2020	6,151,982	1,548,608	4,603,374	340,375	156,575	9.26	
2021	12,065,180	1,801,191	10,263,989	358,433	138,197	20.67	
2022	15,381,516	1,855,760	13,525,756	377,463	118,830	27.25	
2023	16,086,948	2,299,465	13,787,483	397,518	98,419	27.80	
2024	16,020,320	2,117,393	13,902,927	418,654	76,909	28.05	
Accommodations Tax Revenue Bonds							
Fiscal Year	Revenue	Less: Operating Expenses [4]	Net Available Revenue	Debt Service			
	[2]			Principal	Interest	Coverage	
2015	\$ 6,594,944	\$ 3,998,056	\$ 2,596,888	\$ 1,247,714	\$ 222,132	1.77	
2016	7,423,518	4,794,710	2,628,808	754,872	192,474	2.77	
2017	8,187,588	5,183,457	3,004,131	770,348	176,999	3.17	
2018	[c]	8,611,853	5,974,404	2,637,449	1,009,252	246,401	
2019		8,895,557	4,673,944	4,221,613	1,213,698	399,647	
2020	4,783,637	2,624,841	2,158,796	1,996,532	544,717	0.85	
2021	9,807,115	2,958,928	6,848,187	1,996,932	545,050	2.69	
2022	12,782,961	8,550,047	4,232,914	2,042,556	499,426	1.67	
2023	13,369,139	7,158,351	6,210,788	2,089,251	452,731	2.44	
2024	13,178,436	6,647,145	6,531,291	2,137,044	404,939	2.57	
Hospitality Tax Revenue Bonds							
Fiscal Year	Revenue	Less: Operating Expenses [4]	Net Available Revenue	Debt Service			
	[6]			Principal	Interest	Coverage	
2022	[i]	\$ 23,850,282	\$ 4,203,608	\$ 19,646,674	\$ 2,595,000	\$ 542,461	6.26
2023		27,899,031	5,224,131	22,674,900	1,585,000	1,553,750	7.22
2024		29,305,764	5,494,585	23,811,179	1,665,000	1,474,500	7.58
Stormwater Revenue Bonds							
Fiscal Year	Revenue	Less: Operating Expenses [4]	Net Available Revenue	Debt Service			
	[5]			Principal	Interest	Coverage	
2015	\$ 11,011,423	\$ 3,154,382	\$ 7,857,041	\$ 1,575,000	\$ 1,898,375	2.26	
2016	14,122,616	4,236,991	9,885,625	1,710,000	1,835,375	2.79	
2017	13,198,469	5,945,424	7,253,045	1,775,000	1,766,975	2.05	
2018	16,237,887	14,543,532	1,694,355	1,865,000	1,678,225	0.48	
2019	18,316,144	11,419,042	6,897,102	1,960,000	1,584,975	1.95	
2020	[f]	18,981,760	8,532,336	10,449,424	2,131,000	923,196	3.42
2021		18,932,265	8,947,738	9,984,527	2,603,000	519,040	3.20
2022	21,557,883	8,735,033	12,822,850	2,713,000	344,876	4.19	
2023	23,248,173	11,147,519	12,100,654	2,751,000	315,576	3.95	
2024	24,605,537	14,398,170	10,207,367	2,789,000	285,856	3.32	
Special Redevelopment Bonds							
Fiscal Year	Revenue	Less: Operating Expenses [4]	Net Available Revenue	Debt Service			
	[3]			Principal	Interest	Coverage	
2015	\$ 13,081,532	\$ 350,713	\$ 12,730,819	\$ 4,073,058	\$ 855,382	2.58	
2016	[a]	9,588,578	2,229,040	7,359,538	4,150,351	761,037	1.50
2017		10,425,759	1,150,551	9,275,208	3,962,352	674,020	2.00
2018	[d]	15,828,614	4,497,518	11,331,096	4,890,540	939,694	1.94
2019		20,141,334	10,023,857	10,117,477	5,476,082	1,344,642	1.48
2020	[g]	24,738,029	20,844,011	3,894,018	5,593,919	1,449,948	0.55
2021		25,941,086	18,837,075	7,104,011	6,179,102	1,497,994	0.93
2022	[k]	30,633,742	15,145,914	15,487,828	8,355,681	1,762,887	1.53
2023		47,680,613	818,951	46,861,662	8,373,710	1,738,015	4.63
2024	36,983,250	14,264,303	22,718,947	6,494,063	2,663,559	2.48	

(Continued)

Table 16

CITY OF CHARLESTON, SOUTH CAROLINA
PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

- [1] Revenue for the City Market Revenue Bond includes all City Market revenues, as well as a portion of revenues from state and municipal accommodations taxes.
- [2] Revenue for the Accommodations Tax Revenue Bonds includes revenues from state and municipal accommodations taxes for the Daniel Island Tennis Center, International African American Museum, and Gibbes Museum/South Carolina Aquarium bonds.
- [3] Revenue for the Special Redevelopment Bonds includes revenues from the King Street Gateway TIF, Waterfront TIF, Charleston Neck TIF, Cooper River Bridge TIF and Horizon TIF funds.
- [4] Details regarding the City's outstanding debt can be found in Note 10 to the current financial statements. Operating expenses do not include principal and interest, depreciation, amortization or capital outlay.
- [5] Revenue for the Stormwater Revenue Bonds includes all revenue from the stormwater/drainage system excluding grants.
- [6] Revenue for the Hospitality Tax Revenue Bonds includes all revenue from the local hospitality tax imposed by the City on the sale of prepared food, meals, and beverages sold in establishments in the City.

- [a] Operating expenses for the Charleston Neck TIF in 2016 and 2017 include \$1,568,730 and \$810,672, respectively, of expenditures related to construction of infrastructure-related items that have been or will be donated back to the City in the future. The 2013 King Street Gateway TIF of \$32,000,000 was paid off 2023.
- [b] Special Redevelopment Bonds were issued during 2017 for the Cooper River Bridge TIF and Horizon TIF for \$12,000,000 and \$3,000,000, respectively. No debt service payments were due until 2018.
- [c] In 2018 the City issued revenue bonds for the International African American Museum in the amount of \$7,500,000.
- [d] Special Redevelopment Bonds were issued during 2018 for the Charleston Neck TIF for \$18,000,000. No debt service payments were due until 2019.
- [e] In 2019 the City issued revenue bonds for the International African American Museum in the amount of \$12,500,000.
- [f] Bonds were issued during 2012; however, no debt service payments were due until 2013. In 2020 the City refunded \$32,452,000 of the 2012 bond, the remaining obligation for the 2012 bond is \$4,215,000.
- [g] Special Redevelopment Bonds were issued during 2020 for the Charleston Neck TIF for \$7,900,000. No debt service payments were due until 2021.
- [h] Bonds were issued during 2012; however, no debt service payments were due until 2013. In 2020 the City refunded \$32,452,000 of the 2012 bond, the remaining obligation for the 2012 bond is \$4,215,000. In 2021 the City refunded \$32,376,000 of the 2012 bond, the remaining obligation for the 2012 bond is \$2,160,000.
- [i] Special Redevelopment Bonds were issued during 2021 for the Horizon TIF for \$18,875,000. No principal payment due until 2022.
- [j] Hospitality Tax Revenue Bonds were issued in 2022 for the Low Battery Seawall for \$33,670,000. The first debt service payment was paid 2022.
- [k] Special Redevelopment Bonds were issued in 2022 for the Charleston Neck TIF for \$14,582,000. The first debt service payment was paid in 2022.
- [l] Special Redevelopment Bonds were issued during 2023 for Horizon TIF totaling \$26,500,000. The first debt service payment begins in 2024.

Table 17

CITY OF CHARLESTON, SOUTH CAROLINA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population [a]	Personal Income (expressed in thousands)	Per Capita Personal Income [b]	Median Age [a]	Unemployment Rate [a]
2015	\$ 137,447	\$ 5,677,248	\$ 41,305	33.2	4.9%
2016	142,848	6,444,730	45,116	33.8	4.5%
2017	148,143	6,879,613	46,439	34.0	3.2%
2018	154,069	7,537,210	48,921	34.4	2.2%
2019	156,536	7,954,220	50,814	34.7	2.0%
2020	160,613	8,849,616	55,099	34.8	4.0%
2021	156,625	8,909,926	56,887	34.8	2.9%
2022	159,138	9,668,270	60,754	35.7	2.8%
2023	162,499	10,263,274	63,159	36.3	2.4%
2024	165,318	11,321,969	68,486	36.2	2.6%

Data sources:

- [a] City of Charleston Department of Planning, Preservation and Sustainability
- [b] Bureau of Economic Analysis, US Department of Commerce

**CITY OF CHARLESTON, SOUTH CAROLINA
PRINCIPAL EMPLOYERS
METRO AREA
CURRENT YEAR AND NINE YEARS AGO**

Table 18

Employer	2024			2015		
	Employees	Rank	Percentage of Total Metro Employment	Employees	Rank	Percentage of Total Metro Employment
1, 2 Joint Base Charleston	24,900	1	10.86%	22,000	1	12.22%
1, 2 Medical University of SC (MUSC)	17,000	2	7.42%	13,000	2	7.22%
2 The Boeing Company	8,253	3	3.60%	8,200	3	4.56%
1, 2 Charleston County School District	7,100	4	3.10%	5,300	4	2.95%
1, 2 Roper St. Francis Healthcare	6,100	5	2.66%	5,134	5	2.85%
1 Walmart, Inc.	3,900	6	1.70%	2,300	8	1.28%
1 RH Johnson VA Medical Center	3,250	7	1.42%			
1, 2 Trident Health Systems	3,100	8	1.35%			
1, 2 Charleston County Government	2,800	9	1.22%	2,500	7	1.39%
1 US Postal Service	2,500	10	1.09%			
JEM Restaurant Group				3,000	6	1.67%
College of Charleston				2,000	9	1.11%
City of Charleston				1,576	10	0.88%
Total	<u>78,903</u>		<u>34.42%</u>	<u>65,010</u>		<u>36.13%</u>

Sources:

¹ County of Charleston - Popular Annual Financial Report
² Charleston County Economic Development

Table 19

CITY OF CHARLESTON, SOUTH CAROLINA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Source: City of Charleston Budget Office

Notes:

Notes:
Beginning in 2023, the Culture and Recreation function includes Municipal Golf Course.
Beginning in 2023, Special Facilities consist of Angel Oak, J.P. Riley, Jr. Baseball Park,

Table 20

CITY OF CHARLESTON, SOUTH CAROLINA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Physical arrests	8,515	7,510	7,024	5,306	4,647	3,606	3,811	4,451	4,536	5,517
Calls for service	280,175	288,014	288,251	291,609	254,520	258,924	263,476	246,988	241,077	250,831
Number of gunlocks distributed										
Fire										
Calls for service	21,169	23,057	22,978	22,997	19,617	18,037	20,165	22,307	22,776	16,285
Drill hours conducted (HAZMAT, Marine, 2 Tech. Rescue)	-	-	-	-	-	-	-	7,840	7,704	16,963
2 Hazmat team drills	91	112	82	78	77	45	10	-	-	-
Fire prevention demonstrations	519	734	760	798	559	310	284	766	610	506
Smoke detectors installed	283	166	269	308	285	50	126	467	146	160
Traffic and Transportation										
Signs fabricated	1,172	1,322	1,025	1,223	1,874	1,550	2,192	1,999	1,564	2,681
Linear footage of markings installed	13,797	17,950	9,324	24,721	26,730	32,666	67,212	135,267	34,601	89,357
Traffic studies performed	81	124	96	56	63	37	98	73	23	63
Traffic calming devices installed	18	22	7	10	13	17	9	4	13	7
Inspections										
Building permits issued	5,463	6,031	7,454	4,475	4,996	4,968	13,360	4,496	5,787	5,448
Streets and Sidewalks										
Potholes repaired	3,849	1,184	1,421	7,115	1,421	11,179	389	1,598	1,791	2,159
Linear feet of sidewalks repaired (including by contractor starting in 2010)	30,876	17,944	33,659	12,684	29,029	8,501	5,867	7,189	6,386	9,393
Linear footage of ditches cleaned	994,152	512,662	454,647	588,242	435,535	416,554	316,483	285,412	303,204	104,464
1 Linear footage of pipes cleaned	565,796	316,123	498,598	419,524	35,505	31,671	225,000	251,687	159,801	255,934
Sanitation										
Tons of garbage collected	35,862	31,483	37,683	36,238	39,100	29,648	19,535	16,084	36,081	21,728
Tons of trash collected	24,081	19,433	30,587	22,928	18,300	23,269	17,883	19,304	27,895	14,573
Planning, Preservation & Sustainability										
Number of property acres annexed	291	39	72	5,151	38	19	109	28	92	25.6
Number of Commercial Corridor Design Review Board applications	230	332	301	293	258	232	242	264	282	322
Number of Board of Architectural Review applications	1,998	2,161	2,205	2,044	1,786	1,674	1,740	1,843	2,320	2,584
Culture and Recreation										
Facility permits approved	2,237	2,101	2,526	3,089	2,692	398	2,627	3,651	3,025	2,491
3 Participants - youth sports	44,931	43,623	45,753	47,619	54,201	33,665	47,154	38,211	49,741	16,437
3 Participants - adult sports	18,618	13,477	13,158	13,628	12,977	5,102	14,520	21,503	10,805	5,200
Participants - tennis	17,782	12,199	11,620	9,275	12,940	5,180	18,758	20,033	15,398	28,944
Participants - aquatics	78,518	83,775	76,090	79,097	80,494	7,540	56,714	57,718	63,180	54,703

NA = Not available.

Source: Various City departments
 Performance measures from City Budget Books

Notes:

1 In 2019, linear footage of pipes cleaned was outsourced.
 2 Starting in 2020, the Drill Hours conducted (HAZMAT, Marine, Tech. Rescue) were tracked instead of Hazmat team drills.
 3 Starting in 2024, participants will be tracked based on seasons instead of monthly.

Table 21

CITY OF CHARLESTON, SOUTH CAROLINA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety										
Police										
Stations/facilities	35	35	35	35	22	22	22	22	22	22
Patrol units	466	453	452	425	413	383	404	393	396	393
Fire										
Stations	20	20	20	20	17	17	17	18	18	17
Engines/trucks	30	30	28	29	31	30	34	33	37	39
Public Service										
Streets										
Miles of streets	723	734	755	760	769	776	782	789	797	806
Street lights	14,013	15,143	15,723	16,326	16,709	14,997	17,767	18,160	18,439	18,723
Sanitation										
Collection trucks	32	28	23	25	24	21	23	19	17	22
Trucks/scows	24	24	41	37	33	32	33	32	32	36
Culture and Recreation										
Park acreage	1,809	1,809	1,809	1,809	1,809	1,809	1,907	1,907	1,913	1,913
Parks	120	120	120	120	120	120	120	120	120	120
Swimming pools	4	4	4	4	4	4	4	4	4	4
Tennis courts	83	83	89	89	89	89	89	89	89	89
Community centers	7	7	7	7	7	7	7	7	7	7

Source: Various City departments

Table 22

CITY OF CHARLESTON, SOUTH CAROLINA
SCHEDULE OF BOND PRINCIPAL AND INTEREST REQUIREMENTS TO MATURITY

BUSINESS-TYPE ACTIVITIES
DECEMBER 31, 2024

	2010 \$2.1M (City Market) REVENUE BOND	2010 \$3.4M (City Market) REVENUE BOND	2015 \$5.05M (Parking) INSTALLMENT PURCHASE REV BOND	2017 \$14.855M (Parking) INSTALLMENT PURCHASE REV BOND	2020 \$27.395M (Parking) INSTALLMENT PURCHASE REV BOND	
DUE DATES	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	TOTALS
PRINCIPAL ONLY						
2025	\$ 134,464	\$ 306,466	\$ 436,521	\$ 1,470,000	\$ 1,835,000	\$ 4,182,451
2026	142,930	-	464,405	1,540,000	1,855,000	4,002,335
2027	151,929	-	493,250	1,620,000	1,880,000	4,145,179
2028	161,494	-	524,979	1,700,000	1,910,000	4,296,473
2029	171,662	-	546,132	1,785,000	1,945,000	4,447,794
2030	89,842	-	579,782	935,000	1,980,000	3,584,624
2031					2,020,000	2,020,000
2032					2,065,000	2,065,000
2033					2,110,000	2,110,000
2034					2,160,000	2,160,000
2035					2,210,000	2,210,000
TOTALS	\$ 852,321	\$ 306,466	\$ 3,045,069	\$ 9,050,000	\$ 21,970,000	\$ 35,223,856
PRINCIPAL AND INTEREST						
2025	\$ 185,255	\$ 317,634	\$ 568,129	\$ 1,922,500	\$ 2,264,014	\$ 5,257,532
2026	185,255	-	574,186	1,919,000	2,264,251	4,942,692
2027	185,255	-	579,811	1,922,000	2,263,429	4,950,495
2028	185,255	-	586,878	1,921,000	2,264,440	4,957,573
2029	185,255	-	592,282	1,921,000	2,265,671	4,964,208
2030	92,630	-	598,629	981,750	2,264,338	3,937,347
2031	-	-	-	-	2,265,372	2,265,372
2032	-	-	-	-	2,267,588	2,267,588
2033	-	-	-	-	2,266,786	2,266,786
2034	-	-	-	-	2,267,877	2,267,877
2035	-	-	-	-	2,265,648	2,265,648
TOTALS	\$ 1,018,905	\$ 317,634	\$ 3,499,915	\$ 10,587,250	\$ 24,919,412	\$ 40,343,116

Note: These amounts are also included in the following government-wide schedule. The total principal amounts above are before the application of deferred amounts for issuance premiums, if any.

Table 23

CITY OF CHARLESTON, SOUTH CAROLINA
SCHEDULE E OF BOND PRINCIPAL AND INTEREST REQUIREMENTS TO MATURITY

GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2024

Note: These amounts are also included on the following table.
 The total principal amounts above are before the application of deferred amounts for issuance premiums, if any.

Table 23

2020 \$11,665M GEN OBL BOND (REFUNDING)		2020 \$7.9M CHAS NECK TIF SPEC REDEV		2021 \$20M GEN OBL BOND		2021 \$18.75M HORIZON TIF SPEC REDEV		2021 \$32.367M STORMWATER REV BOND (REFUNDING)		2022 \$14.582M CHAS NECK TIF SPEC REDEV		2022 \$9.45M GEN OBL BOND (REFUNDING)		2022 \$31.075M HOSP REV BOND		2022 \$19.090M INSTALMENT PURCHASE REV BOND		2023 \$48.375M INSTALMENT PURCHASE REV BOND		2023 \$26.5M HORIZON TIF SPEC REDEV		TOTALS			
3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1		3-19-1					
\$ 2,721,000	\$ 495,000	\$ 1,255,000	\$ 1,162,000	\$ 2,789,000	\$ 825,000	\$ 1,495,000	\$ 1,750,000	\$ 1,115,000	\$ 1,250,000	\$ 1,233,000	\$ 23,615,860														
		\$ 505,000	\$ 1,270,000	\$ 1,185,000	\$ 2,826,000	\$ 843,000	\$ 1,090,000	\$ 1,835,000	\$ 1,170,000	\$ 1,310,000	\$ 1,300,000	21,206,313													
		\$ 515,000	\$ 1,285,000	\$ 1,207,000	\$ 2,861,000	\$ 820,000	\$ 1,155,000	\$ 1,925,000	\$ 1,230,000	\$ 1,375,000	\$ 1,372,000	22,131,882													
		\$ 525,000	\$ 1,305,000	\$ 1,230,000	\$ 2,900,000	\$ 849,000	\$ 1,220,000	\$ 2,025,000	\$ 1,280,000	\$ 1,445,000	\$ 1,447,000	22,993,010													
		\$ 535,000	\$ 1,320,000	\$ 1,253,000	\$ 2,942,000	\$ 855,000	\$ 1,290,000	\$ 2,125,000	\$ 1,355,000	\$ 1,520,000	\$ 1,527,000	24,176,350													
		\$ 545,000	\$ 1,340,000	\$ 1,277,000	\$ 2,978,000	\$ 880,000	-	\$ 2,230,000	\$ 870,000	\$ 1,595,000	\$ 1,610,000	23,853,319													
		\$ 560,000	\$ 1,365,000	\$ 1,301,000	\$ 3,017,000	\$ 887,000	-	\$ 2,345,000	\$ 1,465,000	\$ 1,675,000	\$ 1,699,000	23,594,148													
		\$ 570,000	\$ 1,385,000	\$ 1,326,000	\$ 3,056,000	\$ 917,000	-	\$ 2,460,000	\$ 1,540,000	\$ 1,760,000	\$ 1,792,000	24,569,711													
		\$ 580,000	\$ 1,410,000	\$ 1,351,000	\$ 3,100,000	\$ 930,000	-	\$ 2,585,000	\$ 1,620,000	\$ 1,845,000	\$ 1,890,000	18,721,581													
		\$ 595,000	\$ 1,440,000	\$ 1,377,000	\$ 3,176,000	-	\$ 2,710,000	-	\$ 1,700,000	\$ 1,700,000	\$ 1,994,000	15,904,259													
		\$ 605,000	\$ 1,465,000	\$ 1,403,000	\$ 1,203,000	-	\$ 2,845,000	-	\$ 1,785,000	\$ 1,445,000	\$ 2,104,000	15,555,000													
		-	\$ 1,500,000	\$ 1,444,000	\$ 1,846,000	-	\$ 2,990,000	-	\$ 1,875,000	\$ 2,219,000	\$ 2,355,000	16,229,000													
		-	-	-	-	-	-	-	-	\$ 6,455,000	\$ 2,341,000	8,796,000													
		-	-	-	-	-	-	-	-	\$ 6,780,000	\$ 2,470,000	9,250,000													
		-	-	-	-	-	-	-	-	\$ 7,115,000	-	7,115,000													
		\$ 2,721,000	\$ 6,030,000	\$ 16,340,000	\$ 15,516,000	\$ 26,469,000	\$ 26,031,000	\$ 6,250,000	\$ 27,825,000	\$ 17,015,000	\$ 46,575,000	\$ 24,998,000	\$ 277,711,433												
\$ 2,752,836	\$ 622,233	\$ 1,514,024	\$ 1,456,804	\$ 3,059,805	\$ 1,076,449	\$ 1,770,125	\$ 3,141,250	\$ 1,965,750	\$ 1,965,750	\$ 2,328,750	\$ 2,328,750	\$ 31,074,179													
		\$ 621,788	\$ 1,513,243	\$ 1,457,726	\$ 3,066,484	\$ 1,077,206	\$ 1,300,500	\$ 3,138,750	\$ 1,965,000	\$ 2,266,250	\$ 2,266,250	\$ 31,044,699	27,809,468												
		\$ 621,133	\$ 1,512,274	\$ 1,457,211	\$ 3,070,774	\$ 1,036,586	\$ 1,309,375	\$ 3,137,000	\$ 1,966,500	\$ 2,200,750	\$ 2,200,750	\$ 1,233,329	27,880,297												
		\$ 620,267	\$ 1,515,760	\$ 1,457,278	\$ 3,078,664	\$ 1,048,448	\$ 1,315,000	\$ 3,140,750	\$ 1,965,000	\$ 2,132,000	\$ 2,132,000	\$ 1,569,006	27,851,330												
		\$ 619,189	\$ 1,513,038	\$ 1,456,908	\$ 3,089,118	\$ 1,036,704	\$ 1,322,250	\$ 3,139,500	\$ 1,965,500	\$ 2,059,750	\$ 2,059,750	\$ 1,078,565	28,143,232												
		\$ 617,900	\$ 1,513,078	\$ 1,457,101	\$ 3,093,150	\$ 1,043,836	-	\$ 3,138,250	\$ 1,412,750	\$ 1,983,750	\$ 1,983,750	994,733	28,872,116												
		\$ 621,401	\$ 1,515,414	\$ 1,456,838	\$ 3,099,777	\$ 1,032,444	-	\$ 3,141,750	\$ 1,964,250	\$ 1,904,000	\$ 1,904,000	906,344	25,676,651												
		\$ 619,585	\$ 1,511,005	\$ 1,457,119	\$ 3,105,982	\$ 1,043,904	-	\$ 3,139,500	\$ 1,966,000	\$ 1,820,250	\$ 1,820,250	813,069	25,679,535												
		\$ 617,558	\$ 1,510,850	\$ 1,456,925	\$ 3,116,740	-	\$ 3,141,500	\$ 1,969,000	\$ 1,732,250	\$ 1,732,250	714,988	18,823,272													
		\$ 620,320	\$ 1,514,480	\$ 1,457,256	-	\$ 1,264,302	-	\$ 3,137,250	\$ 1,968,000	\$ 1,640,000	\$ 1,640,000	610,927	13,190,556												
		\$ 617,766	\$ 1,511,150	\$ 1,457,083	-	\$ 1,266,724	-	\$ 3,136,750	\$ 1,968,000	\$ 1,442,500	\$ 1,442,500	501,457	11,190,140												
		-	\$ 1,515,750	-	\$ 1,457,718	-	\$ 1,884,582	-	\$ 1,968,750	\$ 1,968,750	\$ 1,235,250	\$ 1,235,250	385,947	11,587,497											
		-	-	-	-	-	-	-	-	\$ 264,124	\$ 264,124	1,017,500	1,017,500	135,603	1,281,624										
		-	-	-	-	-	-	-	-	\$ 694,750	\$ 694,750	355,750	355,750	-	850,353										
		\$ 2,752,836	\$ 6,819,140	\$ 18,160,064	\$ 17,485,977	\$ 27,780,493	\$ 13,848,925	\$ 7,017,250	\$ 37,671,750	\$ 23,044,500	\$ 24,813,500	\$ 24,813,500	\$ 11,473,880	\$ 278,957,298											

Table 24

**SCHEDULE OF BOND PRINCIPAL AND INTEREST REQUIREMENTS TO MATURITY
CITY OF CHARLESTON, SOUTH CAROLINA**

GOVERNMENT-WIDE
DECEMBER 31, 2024

2010		2010		2013		2014		2015		2016		2017		2018		2019	
\$2.1M CITY MARKET REV BOND	\$3.4M CITY MARKET REV BOND	\$12.1M CHAS NECK TIF SPEC REDEV	\$12.1M CHAS NECK TIF SPEC REDEV	\$13.21M GEN OBL BOND (REFUNDING)	\$5M IAAM REV BOND	\$26.27M INSTALLMENT PURCHASE REV BOND	\$19.83M INSTALLMENT PURCHASE REV BOND	\$12M COOPER RIVER TIF SPEC REDEV	\$15M GEN OBL BOND	\$3M HORIZON TIF SPEC REDEV	\$15M GEN OBL BOND	\$7.5M IAAM REV BOND	\$18M CHAS NECK TIF SPEC REDEV	\$21.5M IAAM REV BOND			
UE DATES	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1	3-19-1		
PRINCIPAL ONLY																	
2025	\$ 134,464	\$ 306,466	\$ 1,046,218	\$ 530,000	\$ 356,752	\$ 2,270,000	\$ 1,470,000	\$ 795,918	\$ 198,980	\$ 900,000	\$ 487,842	\$ 585,000	\$ 791,671				
2026	142,930	-	1,071,850	550,000	365,474	2,415,000	1,540,000	814,781	203,995	1,000,000	501,894	605,000	809,023				
2027	151,929	-	-	590,000	374,409	2,565,000	1,620,000	834,092	206,523	1,200,000	516,351	1,765,000	826,756				
2028	161,494	-	-	610,000	383,562	2,730,000	1,700,000	853,860	213,465	1,300,000	531,224	1,815,000	844,877				
2029	171,662	-	-	625,000	392,940	2,840,000	1,785,000	874,096	218,524	1,750,000	546,526	1,890,000	863,396				
2030	89,842	-	-	640,000	-	3,015,000	1,875,000	894,812	223,703	2,000,000	562,268	1,950,000	882,321				
2031	-	-	-	660,000	-	-	1,970,000	916,019	229,005	2,000,000	578,464	2,025,000	901,660				
2032	-	-	-	675,000	-	-	2,065,000	937,729	234,432	2,250,000	595,127	2,095,000	921,423				
2033	-	-	-	-	-	-	-	-	-	-	303,961	2,165,000	941,620				
2034	-	-	-	-	-	-	-	-	-	-	-	-	962,259				
2035	-	-	-	-	-	-	-	-	-	-	-	-	-				
2036	-	-	-	-	-	-	-	-	-	-	-	-	-				
2037	-	-	-	-	-	-	-	-	-	-	-	-	-				
2038	-	-	-	-	-	-	-	-	-	-	-	-	-				
2039	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTALS	\$ 852,321	\$ 306,466	\$ 2,118,068	\$ 4,880,000	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020		
PRINCIPAL AND INTEREST																	
2025	\$ 185,255	\$ 317,634	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020				
2026	185,255	-	1,098,111	-	673,994	400,115	2,985,888	2,167,750	959,953	239,988	1,373,125	616,616	1,098,350	978,020			
2027	185,255	-	-	-	695,994	400,115	3,015,138	2,170,750	959,953	239,988	1,523,125	616,616	2,237,478	978,020			
2028	185,255	-	-	-	697,994	400,115	3,051,888	2,169,750	959,953	239,988	1,587,125	616,616	2,226,585	978,020			
2029	185,255	-	-	-	694,469	400,115	3,079,988	2,169,750	959,953	239,988	1,998,125	616,616	2,238,968	978,020			
2030	92,630	-	-	-	690,494	-	3,112,988	2,170,500	959,953	239,988	2,195,625	616,616	2,233,763	978,020			
2031	-	-	-	-	690,994	-	-	2,171,750	959,953	239,988	2,135,625	616,616	2,241,488	978,020			
2032	-	-	-	-	685,543	-	-	2,168,250	959,953	239,988	2,323,125	616,616	2,231,625	978,020			
2033	-	-	-	-	-	-	-	-	-	-	308,308	2,239,693	978,020				
2034	-	-	-	-	-	-	-	-	-	-	-	-	978,020				
2035	-	-	-	-	-	-	-	-	-	-	-	-	-				
2036	-	-	-	-	-	-	-	-	-	-	-	-	-				
2037	-	-	-	-	-	-	-	-	-	-	-	-	-				
2038	-	-	-	-	-	-	-	-	-	-	-	-	-				
2039	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTALS	\$ 852,321	\$ 306,466	\$ 2,118,068	\$ 4,880,000	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020		
PRINCIPAL AND INTEREST																	
2025	\$ 185,255	\$ 317,634	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020				
2026	185,255	-	1,098,111	-	673,994	400,115	2,985,888	2,167,750	959,953	239,988	1,373,125	616,616	1,098,350	978,020			
2027	185,255	-	-	-	695,994	400,115	3,015,138	2,170,750	959,953	239,988	1,523,125	616,616	2,237,478	978,020			
2028	185,255	-	-	-	697,994	400,115	3,051,888	2,169,750	959,953	239,988	1,587,125	616,616	2,226,585	978,020			
2029	185,255	-	-	-	694,469	400,115	3,079,988	2,169,750	959,953	239,988	1,998,125	616,616	2,238,968	978,020			
2030	92,630	-	-	-	690,494	-	3,112,988	2,170,500	959,953	239,988	2,195,625	616,616	2,233,763	978,020			
2031	-	-	-	-	690,994	-	-	2,171,750	959,953	239,988	2,135,625	616,616	2,241,488	978,020			
2032	-	-	-	-	685,543	-	-	2,168,250	959,953	239,988	2,323,125	616,616	2,231,625	978,020			
2033	-	-	-	-	-	-	-	-	-	-	308,308	2,239,693	978,020				
2034	-	-	-	-	-	-	-	-	-	-	-	-	978,020				
2035	-	-	-	-	-	-	-	-	-	-	-	-	-				
2036	-	-	-	-	-	-	-	-	-	-	-	-	-				
2037	-	-	-	-	-	-	-	-	-	-	-	-	-				
2038	-	-	-	-	-	-	-	-	-	-	-	-	-				
2039	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTALS	\$ 852,321	\$ 306,466	\$ 2,118,068	\$ 4,880,000	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020		
PRINCIPAL AND INTEREST																	
2025	\$ 185,255	\$ 317,634	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020				
2026	185,255	-	1,098,111	-	673,994	400,115	2,985,888	2,167,750	959,953	239,988	1,373,125	616,616	1,098,350	978,020			
2027	185,255	-	-	-	695,994	400,115	3,015,138	2,170,750	959,953	239,988	1,523,125	616,616	2,237,478	978,020			
2028	185,255	-	-	-	697,994	400,115	3,051,888	2,169,750	959,953	239,988	1,587,125	616,616	2,226,585	978,020			
2029	185,255	-	-	-	694,469	400,115	3,079,988	2,169,750	959,953	239,988	1,998,125	616,616	2,238,968	978,020			
2030	92,630	-	-	-	690,494	-	3,112,988	2,170,500	959,953	239,988	2,195,625	616,616	2,233,763	978,020			
2031	-	-	-	-	690,994	-	-	2,171,750	959,953	239,988	2,135,625	616,616	2,241,488	978,020			
2032	-	-	-	-	685,543	-	-	2,168,250	959,953	239,988	2,323,125	616,616	2,231,625	978,020			
2033	-	-	-	-	-	-	-	-	-	-	308,308	2,239,693	978,020				
2034	-	-	-	-	-	-	-	-	-	-	-	-	978,020				
2035	-	-	-	-	-	-	-	-	-	-	-	-	-				
2036	-	-	-	-	-	-	-	-	-	-	-	-	-				
2037	-	-	-	-	-	-	-	-	-	-	-	-	-				
2038	-	-	-	-	-	-	-	-	-	-	-	-	-				
2039	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTALS	\$ 852,321	\$ 306,466	\$ 2,118,068	\$ 4,880,000	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020		
PRINCIPAL AND INTEREST																	
2025	\$ 185,255	\$ 317,634	\$ 1,098,111	\$ 669,294	\$ 400,115	\$ 2,954,388	\$ 2,171,250	\$ 959,953	\$ 239,988	\$ 1,318,125	\$ 616,616	\$ 1,098,533	\$ 978,020				
2026	185,255	-	1,098,111	-	673,994	400,115	2,985,888	2,167,750	959,953	239,988	1,373,125	616,616	1,098,350	978,020			
2027	185,255	-	-	-	695,994	400,115	3,015,138	2,170,750	959,953	239,988	1,523,125	616,616	2,237,478	978,020			
2028	185,255	-	-	-	697,994	400,115	3,051,888	2,169,750	959,953	239,988	1,587,125	616,616	2,226,585	978,020			
2029	185,255	-	-	-	694,469	400,115	3,079,988										

TOTALS \$ 1,018,905 \$ 317,634 \$ 2,196,222 \$ 5,497,876 \$ 2,000,577 \$ 18,200,245

Table 24

	2020	2020	2020	2021	2021	2022	2022	2022	2022	2023	2023
	\$27.395M	\$11.665M	\$7.9M	\$20M	\$18.75M	\$14.582M	\$9.45M	\$31.075M	\$19.090M	\$48.375M	\$26.5M
	INSTALLMENT PURCHASE REV BOND	GEN OBL BOND (REFUNDING)	CHAS NECK TIF	GEN OBL BOND	STORMWATER TIF	CHAS NECK TIF	GEN OBL BOND	HOSP REV BOND	INSTALLMENT PURCHASE REV BOND	INSTALLMENT PURCHASE REV BOND	HORIZON TIF SPEC REDEV
	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	3-1/9-1	TOTALS
\$ 1,835,000	\$ 2,721,000	\$ 495,000	\$ 1,255,000	\$ 1,162,000	\$ 2,789,000	\$ 825,000	\$ 1,495,000	\$ 1,750,000	\$ 1,115,000	\$ 1,250,000	\$ 27,798,310
1,855,000	-	505,000	1,270,000	1,185,000	2,826,000	843,000	1,090,000	1,835,000	1,170,000	1,310,000	25,208,648
1,880,000	-	515,000	1,285,000	1,207,000	2,861,000	820,000	1,155,000	1,925,000	1,230,000	1,375,000	26,277,059
1,910,000	-	525,000	1,305,000	1,230,000	2,900,000	849,000	1,220,000	2,025,000	1,290,000	1,445,000	27,289,482
1,945,000	-	535,000	1,320,000	1,253,000	2,942,000	855,000	1,290,000	2,125,000	1,355,000	1,520,000	1,527,000
1,980,000	-	545,000	1,340,000	1,277,000	2,978,000	880,000	-	2,230,000	870,000	1,595,000	1,610,000
2,020,000	-	560,000	1,365,000	1,301,000	3,017,000	887,000	-	2,345,000	1,465,000	1,675,000	1,675,000
2,065,000	-	570,000	1,385,000	1,326,000	3,056,000	917,000	-	2,460,000	1,540,000	1,760,000	1,760,000
2,110,000	-	580,000	1,410,000	1,351,000	3,100,000	930,000	-	2,585,000	1,620,000	1,845,000	1,845,000
2,160,000	-	595,000	1,440,000	1,377,000	-	1,175,000	-	2,710,000	1,700,000	3,950,000	1,984,000
2,210,000	-	605,000	1,465,000	1,403,000	-	1,203,000	-	2,845,000	1,785,000	4,145,000	2,104,000
-	-	-	1,500,000	1,444,000	-	1,846,000	-	2,900,000	1,875,000	4,355,000	2,219,000
-	-	-	-	-	-	-	-	-	-	6,455,000	16,229,000
-	-	-	-	-	-	-	-	-	-	8,796,000	8,796,000
-	-	-	-	-	-	-	-	-	-	9,250,000	9,250,000
-	-	-	-	-	-	-	-	-	-	2,470,000	2,470,000
-	-	-	-	-	-	-	-	-	-	7,115,000	7,115,000
-	-	-	-	-	-	-	-	-	-	-	7,115,000
\$ 21,970,000	\$ 2,721,000	\$ 6,030,000	\$ 16,340,000	\$ 15,516,000	\$ 26,469,000	\$ 12,031,000	\$ 6,250,000	\$ 27,825,000	\$ 17,015,000	\$ 46,575,000	\$ 24,998,000
\$ 2,264,014	\$ 2,752,836	\$ 622,233	\$ 1,514,024	\$ 1,456,804	\$ 3,059,805	\$ 1,076,449	\$ 1,770,125	\$ 3,141,250	\$ 1,965,750	\$ 2,328,750	\$ 1,372,390
2,264,251	-	621,789	1,513,243	1,457,726	3,066,484	1,077,206	1,300,500	3,138,750	1,965,000	2,266,250	1,304,699
2,263,429	-	621,133	1,512,274	1,457,211	3,070,774	1,036,586	1,309,375	3,137,000	1,966,500	2,200,750	1,233,329
2,264,440	-	620,267	1,515,760	1,457,278	3,078,664	1,048,448	1,315,000	3,140,750	1,965,000	2,132,000	1,158,006
2,265,671	-	619,189	1,513,038	1,456,908	3,089,118	1,036,704	1,322,250	3,139,500	1,965,500	2,059,750	1,078,565
2,264,338	-	617,901	1,513,078	1,457,101	3,093,150	1,043,636	-	3,138,250	1,412,750	1,983,750	994,733
2,265,372	-	621,401	1,515,414	1,456,838	3,099,777	1,032,444	-	3,141,750	1,964,250	1,904,000	906,344
2,267,588	-	619,585	1,511,005	1,457,119	3,105,982	1,043,904	-	3,139,500	1,966,000	1,813,069	27,947,123
2,266,786	-	617,558	1,510,850	1,456,925	3,116,740	1,037,740	-	3,141,500	1,969,000	1,732,250	714,688
2,267,877	-	620,320	1,514,480	1,457,256	-	1,264,302	-	3,137,250	1,968,000	1,640,000	610,927
2,265,648	-	617,766	1,511,150	1,457,093	-	1,266,724	-	3,136,750	1,968,000	1,442,500	501,457
-	-	-	1,515,750	1,457,718	-	1,884,582	-	3,139,500	1,968,750	1,235,250	385,947
-	-	-	-	-	-	-	-	-	-	1,017,500	264,124
-	-	-	-	-	-	-	-	-	-	694,750	135,603
-	-	-	-	-	-	-	-	-	-	355,750	355,750
\$ 24,919,412	\$ 2,752,836	\$ 6,819,140	\$ 18,160,064	\$ 17,485,977	\$ 27,780,493	\$ 13,848,825	\$ 7,017,250	\$ 37,671,750	\$ 23,044,500	\$ 24,813,500	\$ 319,300,412