

THE CITY OF

# COCONUT CREEK

FLORIDA

---

An innovative and engaged community with a small-town personal touch.



FISCAL YEAR  
**2025**

# PAFR

**POPULAR ANNUAL  
FINANCIAL REPORT**

---

FOR THE FISCAL YEAR  
ENDED SEPTEMBER 30, 2025

# Contents

## INTRODUCTION

---

CITY MANAGER'S MESSAGE .....	1
CITY COMMISSION .....	2
GOVERNMENT STRUCTURE .....	3

## CITY OVERVIEW

---

CITY AWARDS AND VISION 2030 .....	4
COMMUNITY PROGRAMS .....	5
COMMUNITY RELATIONS .....	6
PARKS & RECREATION .....	7
PUBLIC SAFETY .....	8
ECONOMIC DEVELOPMENT .....	9
CAPITAL IMPROVEMENTS .....	10-11
PROPERTY TAXES .....	12

## CITY FINANCIALS

---

WATER AND WASTEWATER SERVICES .....	13
ALL GOVERNMENTAL FUNDS REVENUES & EXPENDITURES .....	14-15
GENERAL FUND REVENUES & EXPENDITURES .....	16-17
FINANCIAL POSITION:	
NET POSITION, INVESTMENT PORTFOLIO & SUMMARY OF CAPITAL ASSETS .....	18-19
SUMMARY OF LONG-TERM LIABILITIES & DEBT .....	20
INFORMATION & DEMOGRAPHICS .....	21

## About the PAFR

The Popular Annual Financial Report (PAFR) aims to enhance public understanding of Coconut Creek's financial condition by providing a concise and easily accessible summary. The financial data in the PAFR is derived from the City's Annual Comprehensive Financial Report (ACFR) and is presented in a simplified format. The ACFR offers a detailed overview of the City's financial position and operations for fiscal year (FY) 2025. It includes financial statements prepared in accordance with accounting principles generally accepted in the United States (GAAP) and is audited by Citrin Cooperman & Company, LLP. Additional information is available at [CoconutCreek.gov/ACFR](http://CoconutCreek.gov/ACFR).

The PAFR primarily focuses on the City's governmental activities, which are funded mainly through tax revenue and support services such as public safety, culture and recreation, planning and community development, and infrastructure renewal and expansion. The financial data is presented using the current financial resources measurement focus and the modified accrual basis of accounting. This report can also be found at [CoconutCreek.gov/PAFR](http://CoconutCreek.gov/PAFR).

The report is divided into two sections. The **City Overview** section provides insight into the City's structure, governance, and services, while the **City Financials** section summarizes the City's revenue sources, expenditures, and economic trends. Please note that this report is unaudited and not prepared in accordance with GAAP.

Dear Coconut Creek Residents,

I am pleased to present the 19th Popular Annual Financial Report (PAFR) for the City's fiscal year ending September 30, 2025. This report provides a clear and reader-friendly overview of the City's financial performance for fiscal year 2025, while also highlighting key initiatives, programs and projects undertaken throughout the year. The PAFR demonstrates Coconut Creek's ongoing commitment to transparency and accountability and supports the City Commission's commitment to open and responsible governance.



Our City is recognized for its deliberate planning and balanced approach to governance, successfully pairing strong financial stewardship with exceptional service delivery and a welcoming business climate. Below are highlights of several key initiatives that continue to shape Coconut Creek's future:

**Adaptable and Transformative Mobility:** The proposed expansion of Florida's Turnpike, which includes widening a 17-mile segment from I-595 to Wiles Road to accommodate up to 10 lanes, continues to present significant concerns for our community. The City remains firmly committed to protecting residents' quality of life and safeguarding property values by challenging approvals, monitoring developments, and advocating on behalf of our community's interests.

**High Performance Government:** Coconut Creek is committed to delivering exceptional and responsive services that meet community needs. We prioritize fiscal stability, transparency, and continuous improvement in support of the City's Vision 2030 Strategic Plan. Through data-driven decisions, innovation, and investment in our workforce, we strengthen communication, encourage collaboration, and create meaningful opportunities for resident engagement. Strategic planning, performance evaluation, and thoughtful use of technology enhance the services we provide.

**Safety and Quality of Life:** The City remains committed to strengthening public safety and preserving quality of life by investing in modern, resilient facilities for our first responders. Fire Station #113 is currently operating from a temporary facility; however, with continued growth in our community, the need for a permanent station is essential to meeting future service demands. Design for this permanent station began in winter 2025, with construction anticipated to commence in 2027. Similarly, the City's police facility, originally constructed in the 1980s, requires expansion and hurricane hardening to meet evolving operational needs. The design phase is expected to go out for bid in summer 2026 as we prepare to modernize and enhance this critical public safety asset.

**Strategic Growth and Economic Vitality:** Coconut Creek takes pride in fostering a distinct sense of place and community character. As a result, the City's MainStreet project remains a central priority. MainStreet is envisioned as a vibrant destination that will serve as a gathering place for residents and visitors alike, featuring new housing opportunities, city parks, open space, and the future permanent home of Fire Station #113. Site preparation is currently underway, marking an important milestone in bringing this vision to life. More information can be found at [mainstreetlivebetter.com](http://mainstreetlivebetter.com).

**Resilience and Resource Stewardship:** The City remains committed to thoughtful stewardship of our natural assets and long-term resilience under Vision 2030. We prioritize responsible land management, prudent public investments, and strong regional partnerships to protect open space and use resources efficiently. Through these efforts, we balance strategic growth with preservation of community character and neighborhood value.

As you read the PAFR, you will notice the City's continued dedication to community programs and capital improvement projects that benefit both residents and businesses. On behalf of the City Commission and staff, thank you for taking the time to read our PAFR. We value your input and invite you to share your thoughts with us by reaching out to me at 954-973-6720 or [srose@coconutcreek.gov](mailto:srose@coconutcreek.gov).

Sincerely, Sheila N. Rose,  
CITY MANAGER

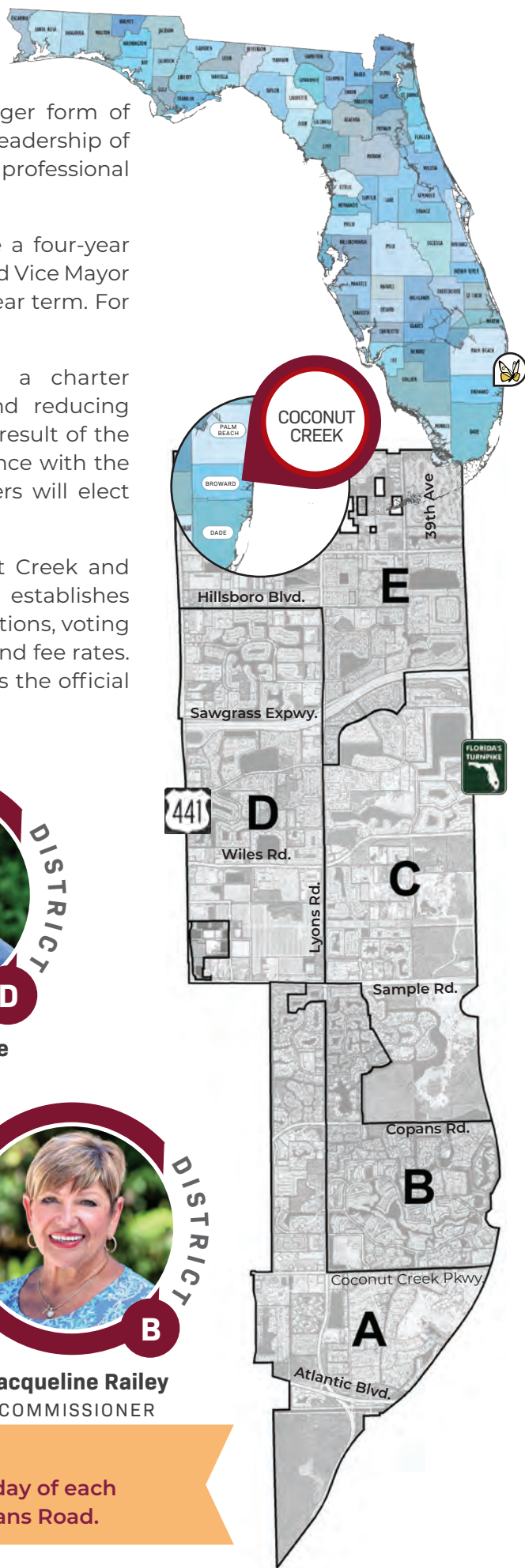
# City Commission

Coconut Creek operates under a Commission-City Manager form of government. This structure combines the strong political leadership of elected officials, in the form of City Commissioners, with the professional management experience of an appointed City Manager.

Currently, each Commissioner is elected at large to serve a four-year term. Each March, the five Commissioners select a Mayor and Vice Mayor from among themselves to serve in those roles for a one-year term. For more details, visit [CoconutCreek.gov/election](http://CoconutCreek.gov/election).

In November 2024, Coconut Creek voters approved a charter amendment establishing an elected Mayor position and reducing the number of City Commissioners from five to four. As a result of the amendment, the City will conduct redistricting in accordance with the revised charter provisions. Beginning in March 2029, voters will elect both the Mayor and four (4) City Commissioners.

The City Commission represents all residents of Coconut Creek and serves as the City's legislative body. The Commission establishes municipal policies, such as adopting ordinances and resolutions, voting on appropriations, approving the budget, and setting tax and fee rates. The Mayor presides at Commission meetings and serves as the official spokesperson for the City government at official functions.



**Jeffrey R. Wasserman**  
MAYOR



**John A. Brodie**  
VICE MAYOR



**Sandra L. Welch**  
COMMISSIONER



**Joshua Rydell**  
COMMISSIONER



**Jacqueline Rayley**  
COMMISSIONER

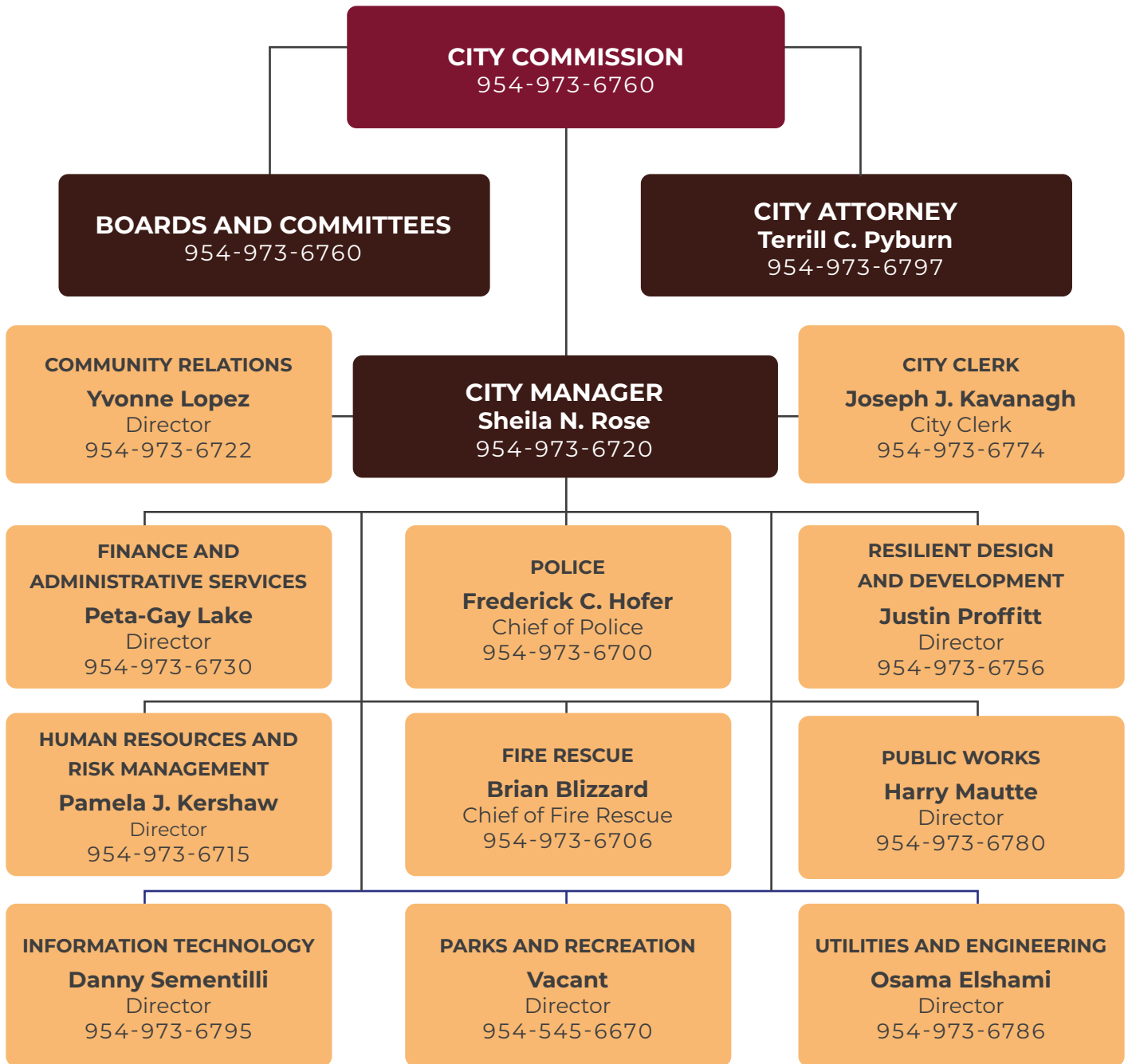
## City Commission Meetings

Commission meetings are held on the 2nd and 4th Thursday of each month at 7:00 P.M. at City Hall, located at 4800 West Copans Road.

# Government Structure



**CITIZENS OF COCONUT CREEK**

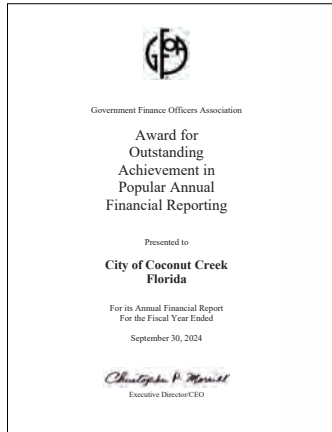
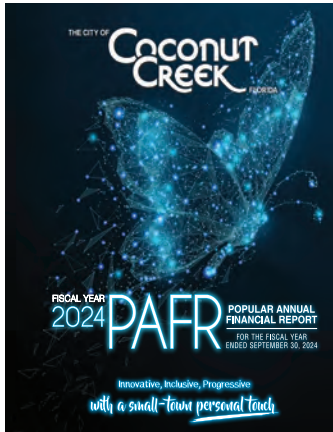


## *Mission Statement*

To provide exceptional, responsive, and resilient services for the Coconut Creek community.

# CITY OVERVIEW

## City Awards



### Award for Outstanding Achievement in Popular Annual Financial Reporting

The City of Coconut Creek received the Popular Annual Financial Reporting (PAFR) Award from the Government Finance Officers Association (GFOA) for the fiscal year ending September 30, 2024.

The PAFR Award is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports. To earn the PAFR Award, an agency must produce a report that meets program criteria for creativity, presentation, understandability, and overall appeal to readers.

The City's FY25 PAFR is consistent with the requirements and is being submitted to the GFOA for award consideration.



[COCONUTCREEK.GOV/VISION2030](http://COCONUTCREEK.GOV/VISION2030)

**VISION**  
**MISSION**  
**VALUES**

An innovative and engaged community with a small-town personal touch.

To provide exceptional, responsive, and resilient services for the Coconut Creek community.

Service Excellence | Innovation  
Continuous Improvement  
Ethics and Integrity | Fiscal Accountability  
Community Engagement

### 5 Key Areas of Focus



Adaptable and Transformative Mobility



High Performance Government



Safety and Quality of Life



Strategic Growth and Economic Vitality



Resilience and Resource Stewardship



TREE CITY USA

#### TREE CITY USA

Awarded by Arbor Day Foundation for the 37th consecutive year for demonstrating higher levels of tree care and community engagement during the calendar year.



COMMUNITY WILDLIFE HABITAT

#### COMMUNITY WILDLIFE HABITAT

Recertified by the National Wildlife Federation as a wildlife community for 21 consecutive years, recognizing established habitat criteria in the City.



2025 GOLD

#### THE BELL SEAL FOR WORKPLACE MENTAL HEALTH

Awarded by Mental Health America, the Bell Seal is a national certification program recognizing employers' commitment to creating a mentally healthy workplace for their employees.



#### HEALTHIEST EMPLOYERS

Awarded by the South Florida Business Journal, the 2025 Healthiest Employers Award recognizes the City's commitment to employee wellness, health programs, and workplace well-being.

# Community Programs

## 1 Ambassador Program

The Ambassador Program invites local residents to engage with the City on a deeper level by partnering with staff and leadership to discuss the issues that matter most to their community. Ambassadors gain information, direct dialogue with elected officials and staff, and first-hand insights into the City's strategic initiatives under its Vision 2030 plan. Sign up today to become an Ambassador!



Become an Ambassador

- [CoconutCreek.gov/Ambassador](https://CoconutCreek.gov/Ambassador)
- 954-973-6722

## 2 Citizens' Academy

Citizens' Academy is a free, immersive nine-week program that gives residents a behind-the-scenes look at how the City is run. Each session is led by department staff and culminates with a mock City Commission meeting, empowering participants to become informed with the knowledge and insights to engage meaningfully in community life.



Sign Up for Citizens' Academy

- [CoconutCreek.gov/Academy](https://CoconutCreek.gov/Academy)
- 954-973-6722

## 3 Arbor Day Free Tree Giveaway

The Arbor Day Free Tree Giveaway is a well-attended event where hundreds of trees and butterfly-attracting plants are distributed annually. In 2025, the City celebrated the 25th Silver Anniversary of Arbor Day where more than 600 trees and 1,300 plants were distributed at the annual celebration. During this popular event, residents have the opportunity to select a beautiful tree and native plant, and visit several education stations to receive information on proper tree pruning, tree care, wildlife habitats, butterfly gardening, and composting.



Volunteer for Arbor Day

- [CoconutCreek.gov/ArborDay](https://CoconutCreek.gov/ArborDay)
- 954-973-6756

## 4 Police Explorers

The Police Explorer Program is designed to educate and involve youth interested in law enforcement. Students develop leadership skills and earn community service hours in this program. Applications are accepted throughout the year and are open to high school students ages 14-16 with a minimum 3.0 GPA.



Become a Police Explorer

- [CoconutCreek.gov/Explorers](https://CoconutCreek.gov/Explorers)
- 954-973-6700

## 5 Fire Cadet Program

The Fire Cadet Program, led by Coconut Creek Fire Rescue, aims to engage young individuals interested in a fire rescue career. It focuses on essential skills for teamwork, handling challenges, and life-saving techniques. Cadets receive training in First Aid, CPR, Basic Life Support, and the use of various tools and equipment. The program is open to candidates ages 14-19 who have entered 9th grade.



Join the Fire Cadet Program

- [CoconutCreek.gov/FireCadet](https://CoconutCreek.gov/FireCadet)
- 954-973-6706

## 6 Community Emergency Response Team [CERT]

The CERT team consists of community-minded volunteers trained by Coconut Creek Fire Rescue, helping the City and neighbors before, during, and after disasters. Team members assist with first aid at City events like the Butterfly Festival and 5K Butterfly Run. To join, residents must attend a City-funded, 5-week CERT Academy.



Join the CERT Team

- [CoconutCreek.gov/CERT](https://CoconutCreek.gov/CERT)
- 954-973-6706

# Community Relations

## IN THE SPOTLIGHT

FOR ADDITIONAL INFORMATION

**Yvonne Lopez** | Community Relations Director

📞 954-973-6722 📧 [YLopez@coconutcreek.gov](mailto:YLopez@coconutcreek.gov)

### COCONUT CREEK CARES

“CreekCares”, hosted by Commissioner Jacqueline Railey and Commissioner Sandra Welch, is Coconut Creek’s social media video series dedicated to supporting local nonprofits and uplifting residents in need. Through meaningful partnerships and spotlighting organizations doing incredible work, “Creek Cares” helps connect our community with causes that make a real impact. It’s one more way Coconut Creek continues to nurture compassion and celebrate the people and programs that help our City thrive.



📷 Commissioner Sandra Welch and Commissioner Jacqueline Railey

🌐 [YouTube.com/CreekTV](https://www.youtube.com/CreekTV)

### VETERANS VIRTUAL WALL

City Vice Mayor John A. Brodie, a U.S. Army veteran, helps keep residents informed about programs that recognize and support Coconut Creek’s veterans, including the City’s participation in the Stars for Our Troops program. The City also offers the Veterans Virtual Wall, a dedicated webpage honoring current and former Coconut Creek residents who have served in the U.S. Armed Forces. If you or someone you know is a veteran and a current or former resident of Coconut Creek, you are invited to be honored on the City’s Veterans Virtual Wall at [Coconutcreek.gov/vet](https://www.coconutcreek.gov/vet).



📷 Vice Mayor John A. Brodie

🌐 [Coconutcreek.gov/vet](https://www.coconutcreek.gov/vet)

### CREEK EATS

“Creek Eats” serves up a flavorful look at Coconut Creek’s dining scene through a video series hosted by Mayor Jeffrey R. Wasserman and Commissioner Joshua Rydell. From pizza and tacos to coffee and more, the series highlights the hometown restaurants that give Coconut Creek its character. Designed to inspire residents to “Keep Your Cash in the Creek,” Creek Eats spotlights local businesses while celebrating the diverse flavors that make the community unique.



📷 Mayor Jeffrey R. Wasserman and Commissioner Joshua Rydell

🌐 [YouTube.com/CreekTV](https://www.youtube.com/CreekTV)



STAY CONNECTED  
[#mycoconutcreek](https://www.instagram.com/mycoconutcreek)

# Parks & Recreation



## Groove N Grub

On January 11, 2025, Coconut Creek's Groove N Grub traveling event series returned, bringing live music and delicious food truck fare to neighborhoods across the City. Residents enjoyed live performances and a lineup of food trucks at the Recreation Complex, Sabal Pines Park, and the Community Center. From upbeat tunes to mouthwatering bites, each stop offered a vibrant, welcoming atmosphere for all ages. This event generally occurs every other month, providing music, great food, and community spirit —so come out and experience the fun with us!



## Butterfly Festival

The Butterfly Festival marking the City's anniversary took place at Sabal Pines Park on February 22, 2025. The Festival featured activities for all ages, including rides and games, a craft station, a local business expo, and a K-9 demonstration by the City's Police Department. Guests enjoyed live music during the event, including a "Keith as Kenny" tribute concert honoring Kenny Chesney. Food trucks offered a variety of options, and the evening concluded with a spectacular fireworks display.

## Preserve Our Parks Program

The City of Coconut Creek Parks & Recreation Department recently hosted its Preserve Our Parks program, a quarterly volunteer initiative that brings residents of all ages together with Park Rangers to help maintain the beauty and ecological health of local parks, protected preserves, and waterways. Volunteers assist with litter and debris collection throughout the City's parks and natural habitats. High school students earn community service hours.

In collaboration with the Broward County Waterway Clean-Up, volunteers and regional partners work to protect local waterways and strengthen ecosystem health, reinforcing the City's resiliency efforts. Supporting Coconut Creek's Vision 2030, Preserve Our Parks promotes natural resource conservation and meaningful community engagement. The program invites residents to take an active role in protecting the places where we all live, work, and play, helping ensure our parks remain vibrant for generations to come.



# Public Safety

## Police Department

*“Commitment to Core Principles”*



**Fred C. Hofer**

CHIEF OF POLICE

The Coconut Creek Police Department is committed to integrity, professionalism, and community engagement building confidence in our dedication to excellence. As your Chief of Police, I reaffirm our dedication to the core principles that define our department. Every interaction with the community is an opportunity to uphold the highest ethical standards. Our focus is on delivering

exceptional service while maintaining the public's trust. Through continuous improvement and strict adherence to accreditation processes, we aim to meet the evolving needs of our community. Central to our mission is enhancing the quality of life in Coconut Creek and fostering a connected community through strong partnerships with residents, businesses, and organizations. Together, we will continue building a community where everyone feels safe, valued, respected, and heard. Thank you for your support as we maintain a vibrant future.

### COMMUNITY PROGRAMS

- Creek Armor
- Shred Event
- Police Explorers
- Vacation Watch
- Home Safe Home
- Car Seat Safety Check
- Persons with Disabilities Registry
- DEA National Rx Take Back Event
- Public Safety Community Cookouts
- Community Engagement Initiatives
- Social Media/Anti-bullying Presentations
- Active Shooter Training for Local Businesses
- Homeless Education Assistance Resource Team
- Drug Abuse Resistance Education [D.A.R.E.] in Elementary Schools



## Fire Rescue Department

*“Premier Service, Exceptional Care”*



**Brian Blizzard**

CHIEF OF FIRE RESCUE

Coconut Creek Fire Rescue's motto, "Premier Service, Exceptional Care," reflects our commitment to excellence and refusal to settle for the status quo. We continually evaluate both the services we provide and how we provide them, ensuring our organization meets the highest industry standards. Recently, the Fire Department earned accreditation from the Commission

on Accreditation of Ambulance Services. This achievement confirms our operations meet rigorous national benchmarks and demonstrates our steadfast commitment to ongoing improvement. We are also seeking accreditation from the Center for Public Safety Excellence, Commission on Fire Accreditation International, which is widely recognized as the pinnacle of professional standards in the fire service. Guided by our newly developed five-year Strategic Plan, Coconut Creek Fire Rescue will continue to enhance performance, strengthen organizational effectiveness, and uphold the highest levels of service for our community.

### COMMUNITY PROGRAMS

- Fire Cadet Program
- Student Rider Program
- Community Paramedic Program
- Community Emergency Response Team [CERT]
- CPR, AED, & Choking Prevention Training
- Water Safety & Drowning Prevention Education
- Sound the Alarm! Smoke Alarm Installations in communities in collaboration with the Red Cross

**New Facebook page!** You can follow Coconut Creek Fire Rescue (CCFR) to see how we serve the community, learn fire safety tips, and stay up to date on department news. Check it out at [Facebook.com/coconutcreekfirerescue](https://Facebook.com/coconutcreekfirerescue).



 TO LEARN MORE VISIT  
[CoconutCreek.gov/Police](https://CoconutCreek.gov/Police)

 TO LEARN MORE VISIT  
[CoconutCreek.gov/Fire](https://CoconutCreek.gov/Fire)

# Economic Development

## **GUNTHER MITSUBISHI**

*4350 N State Road 7*

A new Mitsubishi auto dealership has been completed at the Gunther Motors site and is part of the group of auto dealerships located along North State Road 7. The project included an expansion of the existing Volvo showroom to provide an additional 1,500 square-feet of Mitsubishi showroom space. Gunther Motors now offers Volkswagen, Volvo, and Mitsubishi automotive options for area residents.



## **SELF-STORAGE SOLAIRE**

*5351 Wiles Road*

Bel Lago consists of three parcels, with the Solaire apartment community at the center and two smaller parcels on either side. The development was approved and constructed in phases and features a landscaped linear park along Wiles Road that replaces a roadway buffer, providing walking paths, shade trellises, and lighting. The development includes a four-story, 89,966 square-foot self-storage building that complements the facility constructed in Phase 1. Project features include solar panels, a reflective roof, a sidewalk connection to the Wiles Road greenway, recycling facilities, bike racks, and EV charging stations. Completion is anticipated by April 2026.



## **SANTOS MEDICAL**

*5891 Lyons Road*

Located in the El Dorado Furniture Plaza, Santos Medical Center will occupy over 30,000 square-feet and focus on elder care. The center will offer multiple medical services under one roof, including general medicine and dental care, as well as a fully equipped gym staffed by qualified professionals to support physical therapy and overall wellness. Santos Medical Center is expected to open in summer 2026.



**mainstreet**  
live better.

## **MAINSTREET AT COCONUT CREEK**

*Mainstreetlivebetter.com*

MainStreet is envisioned as a mixed-use downtown project development planned to serve as the future downtown core of Coconut Creek. The proposed development includes a range of residential options—townhomes, villas, condominiums, and multi-family apartments—along with commercial space for restaurants, retail, grocery, and service uses. Supporting an active outdoor lifestyle, the plan incorporates pocket parks, butterfly gardens, civic gathering spaces, dedicated bike lanes, greenway walking paths, and tree-lined shaded streets that align with Coconut Creek’s long-term goals. The project includes new roadway connections such as NW 40th Street and City Market Avenue, as well as completion of missing links at Banks Road and Cullum Road. Planned roadway elements include on-street parking, landscaping, pavers, lighting, signage, and electric vehicle (EV) charging stations distributed throughout the project area.

# Capital Improvements

## **BAY DOORS | FIRE STATION 94**

*4555 Sol Press Boulevard*

Fire Station 94 upgraded its roll-up doors to impact-rated four-fold doors, providing enhanced hurricane protection for both crews and vehicles. The new doors also offer faster operation, helping Coconut Creek Fire Rescue improve response times and providing an added benefit to the community. In addition, the doors feature large glass panels and a vibrant fire engine red color that enhance visibility and significantly improve the station's appearance.



## **SPORTS COURTS RESURFACING**

*Winston Park and Windmill Park*

During the summer of 2025, the City successfully resurfaced eight (8) tennis courts and four (4) racquetball courts at Windmill Park, as well as two (2) tennis courts at Winston Park. These upgrades provide smoother surfaces, improve playability, and renew recreational spaces for residents of all ages.

The City's sports courts are heavily utilized year-round, reflecting the community's enthusiasm for recreation, fitness, and outdoor activities. Regular use naturally leads to wear and tear, and these resurfacing projects ensure safe, high-quality facilities. The investment in improvements promotes active lifestyles, encourages community engagement, and enhances the joy of outdoor recreation.



## **LIGHT POLES**

*4555 Sol Press Boulevard and Wiles Road*

The Recreation Complex and Fire Station 94 site and parking lot lighting were upgraded with uniform energy-efficient LED fixtures, enhancing safety and reducing maintenance costs. Along Wiles Road, four (4) new concrete streetlight poles and forty-five (45) LED streetlight heads were replaced, improving roadway visibility, enhancing safety, and lowering costs. In addition, 178 pounds of old street lamps were responsibly recycled.



TO LEARN MORE ABOUT CIP PROJECTS VISIT  
[CoconutCreek.gov/CityProjects](https://CoconutCreek.gov/CityProjects)

## ADA-ACCESSIBLE PLAYGROUND

Recreation Complex | 4455 Sol Press Boulevard

On July 16, 2025, the City proudly opened its first ramped, ADA-accessible playground at the Recreation Complex. Designed to welcome children of all abilities, the playground makes it easier for everyone to enjoy play structures while encouraging social interaction, independence, and imaginative play. This inclusive space provides families with a safe, engaging environment where every child can participate fully.

The new playground is part of the City's broader commitment to enhancing public spaces and improving quality of life for all residents. From well-maintained parks to upgraded recreational facilities, Coconut Creek continues to invest in amenities that bring the community together and promote healthy, active lifestyles. By prioritizing accessibility, safety, and thoughtful design, the City ensures that its public spaces are welcoming and enjoyable for everyone. Notably, the entire project was funded through Community Development Block Grant (CDBG) funding, reflecting the City's dedication to leveraging available grant funding to support meaningful community improvements.

The new playground features an all-inclusive design with separate play areas for ages 2-5 and ages 5-12, along with a swing set. This project reflects the City's dedication to creating vibrant, inclusive spaces where families can connect, play, and make lasting memories.



# Property Taxes

Property tax is the City's single largest source of revenue in Governmental Funds

## 1 How are Assessed and Taxable Values Determined?

The Broward County Property Appraiser's Office establishes the assessed and taxable values of real and personal property on the tax roll every year. This is accomplished by examining real estate market activity, inspecting properties, and applying all applicable exemptions. The taxable values are used to calculate and determine levy rates by the taxing authorities such as Broward County, Broward Public Schools, Coconut Creek, North Broward Hospital District, South Florida Water Management District, Cocomar Water Management District, Children's Services Council, and Florida Inland Navigation District.

## 2 Important Dates from Broward County

**MID-AUGUST:** The Broward County Property Appraiser mails "Notices of Proposed Taxes", also called a "TRIM Notice", to all property owners. The BCPA can be contacted directly by phone or by visiting their website.

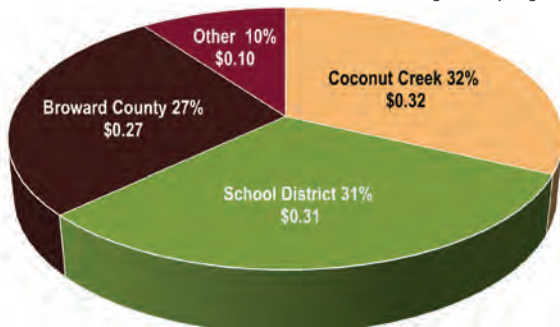
954-357-6830 [bcpa.net](http://bcpa.net)

**EARLY NOVEMBER:** The Broward County Tax Collector mails the tax bills to all property owners. Tax bills are due by April 1st of the following year. A discount of up to four percent (4%) may be taken for early payment. The Broward County Tax Collector can be contacted directly by phone or e-mail.

954-831-4000 [revenue@broward.org](mailto:revenue@broward.org)

## 3 Property Tax Revenue Distribution

Property tax revenue collected is distributed to various taxing authorities. For FY25, the City received \$0.32 of each \$1.00 collected from City taxpayers.



## 4 Monthly Cost Distribution

The City of Coconut Creek provides a wide range of City services to its residents. The amount of property tax and fire assessment paid to the City by the owner of a single-family home with an average taxable value of \$283,128 is \$190.54 per month. The checkbook shows how the monthly cost is distributed among City departments.

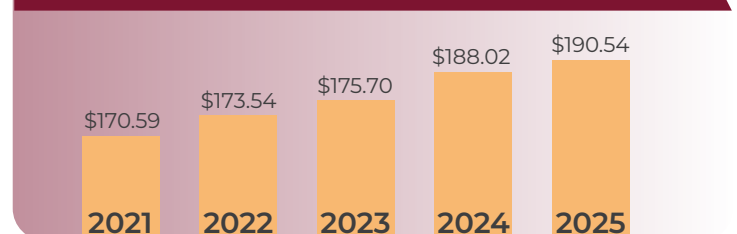
### City Services & Monthly Cost Checkbook

Police	\$58.15
Fire Rescue	\$55.86
Finance, Human Resources & Information Technology	\$21.69
Public Works	\$18.19
City Manager, City Clerk, City Attorney & City Commission	\$12.68
Parks and Recreation	\$11.56
Resilient Design & Development & Community Enhancement	\$9.88
Engineering	\$1.53
Non-Departmental	\$1.00
<b>TOTAL</b>	<b>\$190.54</b>

Jane R. Smith 1234 Fluffy Road Coconut Creek, FL 33063	1001
Date	01/01/26
Pay to the order of	City of Coconut Creek
	\$ 190.54
	One hundred ninety and 54/100 Dollars
Memo	City Services
	Jane R. Smith
⑆004800202⑆ 4800⑆ 100⑆	

### MONTHLY PROPERTY TAX AND FIRE ASSESSMENT COST TREND 2021-2025



Note: The property tax and fire assessment amounts are calculated based on a single-family home average taxable value of \$283,128. Prior years are adjusted using current average taxable value. The increase in the FY25 monthly cost is mainly due to an increase in public safety expenses.

## Water and Wastewater Services

**Did you know that the City is also your utility company?** The City of Coconut Creek provides water, wastewater, and stormwater services to the community. These services operate as Enterprise Funds and are supported by customer fees. They are managed like a business to ensure accountability, but their goal is simply to cover operating and infrastructure costs.

**Where does my water come from?** The City purchases water in bulk at wholesale prices from Broward County and subsequently sells the water to our customers.

**How is the City's rate structure designed?** The City's rate structure is designed to enhance affordability for low and average volume users while continuing to promote water conservation, support current and future demands of continuing operations, and maintain the infrastructure.

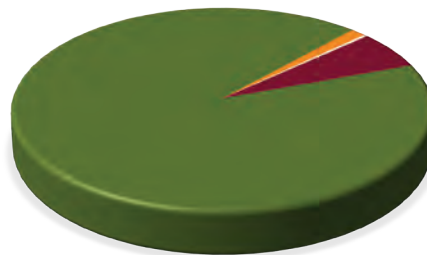
**What is the City's service area?** The City provides water and wastewater services to all residents NORTH of Coconut Creek Parkway as well as residents in the southeast area of the City of Parkland. Residents SOUTH of Coconut Creek Parkway receive water and wastewater services from the City of Margate.

**What is included in my monthly bill?** Water, wastewater, stormwater, other service fees, and utility taxes (as applicable).

### How can I pay my water bill?

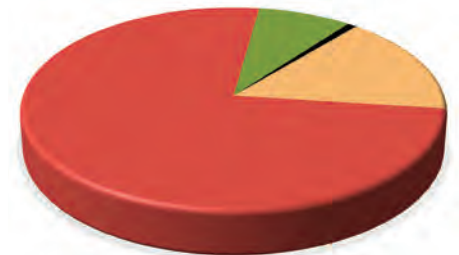
- Online: [CoconutCreek.gov/PayWater](https://CoconutCreek.gov/PayWater) using Visa, MasterCard, Discover, American Express, e-Check, Autopay, or by signing up for Pay-by-Text
- Phone: 833-418-0066 with your account number, 24/7
- AFT: Set up automatic debit from your bank account via the Automatic Funds Transfer program
- Mail: to the P.O. Box indicated on the payment stub
- Drop-Off: City Hall provides a convenient drive-up drop-box (No Cash)
- In Person: at City Hall Monday to Thursday 7:00 a.m. to 6:00 p.m.

### Water and Wastewater Fund Revenues and Expenses as of September 30, 2025 IN MILLIONS



#### Revenues:

- **92.2%** Charges for Services [\$26.5]
- **6.1%** Interest Income [\$1.8]
- **1.3%** Capital Contributions [\$0.3]
- **0.4%** Intergovernmental [\$0.1]



#### Expenses:

- **75.2%** Operating Expenses [\$19.5]
- **15.9%** Administrative Costs [\$4.1]
- **8.1%** Depreciation Expense [\$2.1]
- **0.8%** Miscellaneous [\$0.2]

TO LEARN MORE ABOUT WATER CONSERVATION VISIT

 [CoconutCreek.gov/WaterConservation](https://CoconutCreek.gov/WaterConservation)

 Utility Billing Department 954-973-6732

# All Governmental Funds

REVENUES & EXPENDITURES

## ACTUAL Revenues

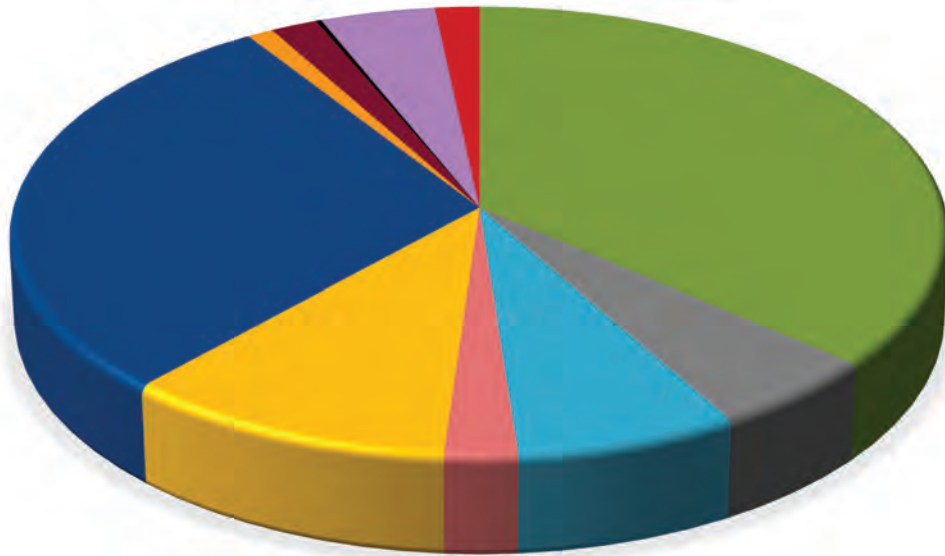
# \$111.6 M

Where the Money Comes From

**36.4%** ■

### Property Taxes

Taxes collected from property owners based upon an assessed valuation, exemptions, and a tax rate that is used to fund governmental services. [\$40.5]



**29.2%** ■

### Charges for Services

The combined resources of various departments for fees paid by the public, such as fire assessment and recreation fees. [\$32.6]

**10.6%** ■

### Intergovernmental

The combined resources received from other governments in the form of grants, entitlements, shared revenues, sales tax, and gas tax. [\$11.9]

**7.0%** ■

### Utility Taxes

Taxes on the purchases of various utility services, including electric, telecommunications, water, and gas. [\$7.9]

**5.4%** ■

### Franchise Fees

Fees charged by the City to companies enabling them to carry out specific commercial activities within City limits, such as electric and refuse. [\$6.0]

**4.4%** ■

### Investment Income

Income derived from capital gains, dividends, and other activities related to the investment of City funds. [\$4.9]

**2.3%** ■

### Licenses & Permits

Fees collected for the issuance of licenses and permits by the City. [\$2.6]

**1.8%** ■

### Fines & Forfeitures

Revenues derived from fines and penalties imposed for statutory offenses and violations of lawful administrative rules and regulations. [\$2.0]

**1.7%** ■

### Miscellaneous

Revenues from sources not classified elsewhere. [\$1.9]

**1.0%** ■

### Special Assessment

Fees paid for a public improvement project for undergrounding distribution lines within a specific area of the City. [\$1.1]

**0.2%** ■

### Impact Fees

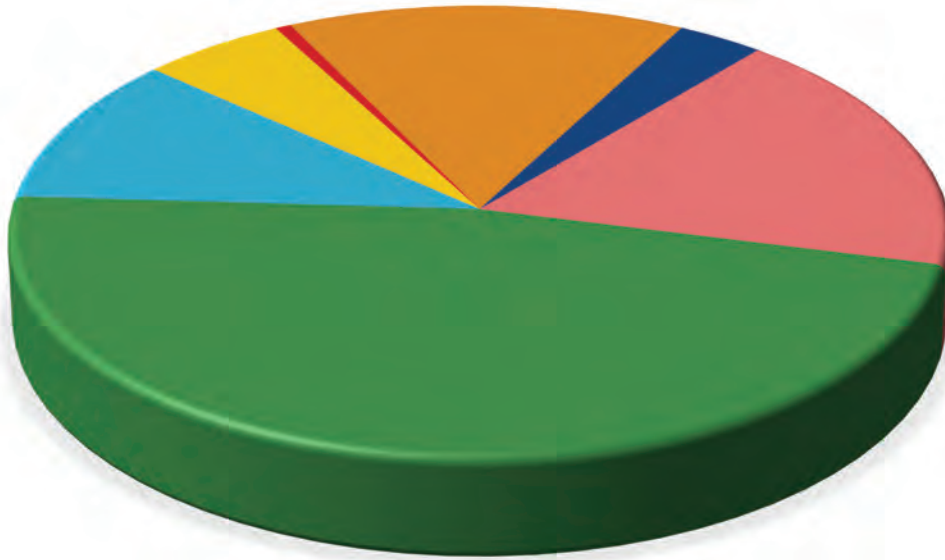
Fees paid by developers to help finance the capital costs of additional and expanded facilities needed to serve new developments. [\$0.2]

Amounts are in millions and total excludes other financing sources.

**Governmental Funds** are funds typically used to account for tax supported governmental activities.

# ACTUAL Expenditures \$106.2 M

Where the Money Goes



**46.9%** ■

### Public Safety

Expenditures associated with providing public safety services, including police, fire, emergency medical services, building inspections, and code compliance. [\$49.7]

**17.5%** ■

### General Government

Expenditures that are incurred for administrative services, including the City Commission, City Manager, City Attorney, Finance, Information Technology, Human Resources, City Clerk, Engineering, Risk Management, and Planning. [\$18.6]

**15.0%** ■

### Capital Outlay

Expenditures that result from the acquisition of, or addition of, capital assets, specifically fixed assets over \$5,000 and intended to last more than one year, or physical assets of the City (streets, public buildings, and parks). [\$16.0]

**11.1%** ■

### Physical Environment

Expenditures relating to the management of natural and man-made resources, programs, and services. [\$11.8]

**5.6%** ■

### Culture and Recreation

Expenditures that are incurred to provide service through parks and recreation programs. [\$5.9]

**3.3%** ■

### Debt Services

Expenditures relating to the payment of principal and interest on borrowed money according to a predetermined payment schedule. [\$3.5]

**0.6%** ■

### Non-departmental

Expenditures for costs not classified elsewhere. [\$0.7]

Amounts are in millions and total excludes other financing uses.

# General Fund

REVENUES & EXPENDITURES

ACTUAL Revenues  
**\$104.2 M**  
 Where the Money Comes From

Revenues	2025	2024	2023
Property Taxes	\$ 40,520,215	\$ 35,413,249	\$ 32,254,506
Franchise Fees	6,009,839	5,760,346	5,746,464
Utility Taxes	7,857,330	7,757,930	7,446,654
Licenses & Permits	2,622,611	2,986,326	2,517,925
Intergovernmental	9,243,300	7,292,498	7,456,514
Charges for Services	25,047,525	22,730,282	21,478,371
Fines & Forfeitures	546,011	333,042	387,404
Investment Income / Loss	3,004,595	4,272,138	2,296,806
Miscellaneous	961,256	1,109,595	1,254,750
Issuance of Debt	6,843,110	-	298,851
Transfers In	1,539,119	1,652,458	1,752,716
	<b>\$ 104,194,911</b>	<b>\$ 89,307,864</b>	<b>\$ 82,890,961</b>

## MAJOR VARIANCES

**Issuance of Debt:** Increased \$6.8 million primarily due to the recognition of a subscription liability related to the public safety body camera program.

**Property Taxes:** Increased \$5.1 million primarily due to an increase in both the millage rate and property values.

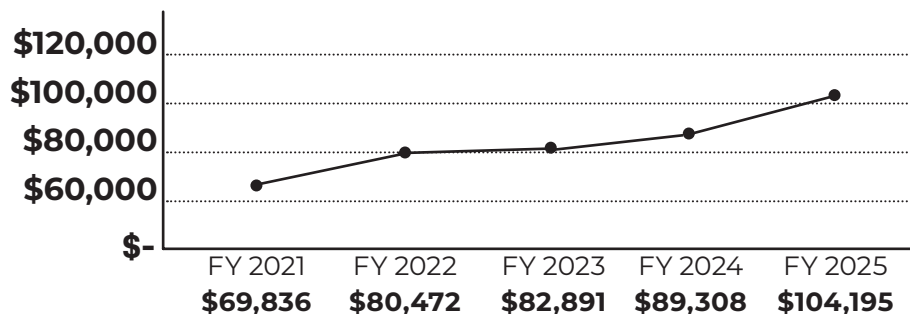
**Charges for Services:** Increased \$2.3 million primarily due to an increase in EMS transport fees and fire special assessment revenue.

**Intergovernmental:** Increased \$2.0 million primarily due to an increase in grant funding received.

**Fines and Forfeitures:** Increased \$0.2 million primarily due to an increase in code enforcement citation revenue.

## 5 Year Trend

General Fund Revenues IN THOUSANDS



The **General Fund** is the primary operating fund of the City of Coconut Creek. It is used to account for all financial resources except those required to be accounted for in another fund. These activities are funded principally by property taxes and charges for services from individuals and businesses.

# ACTUAL Expenditures

# \$106.4 M

Where the Money Goes

Expenditures	2025	2024	2023
General Government	\$ 18,588,053	\$ 18,127,314	\$ 16,539,474
Public Safety	49,762,795	46,202,007	42,138,988
Physical Environment	9,913,402	8,824,575	8,257,907
Culture & Recreation	5,890,467	5,780,484	5,351,987
Nondepartmental	342,293	414,231	332,025
Capital Outlay	7,605,746	924,458	832,900
Debt Service	1,059,483	171,673	185,336
Transfers Out	13,229,890	5,135,650	6,195,500
	<b>\$ 106,392,129</b>	<b>\$ 85,580,392</b>	<b>\$ 79,834,117</b>

## MAJOR VARIANCES

**Transfers Out:** Increased \$8.1 million to support funding for capital improvement projects.

**Capital Outlay:** Increased \$6.7 million primarily due to the acquisition of public safety body camera equipment.

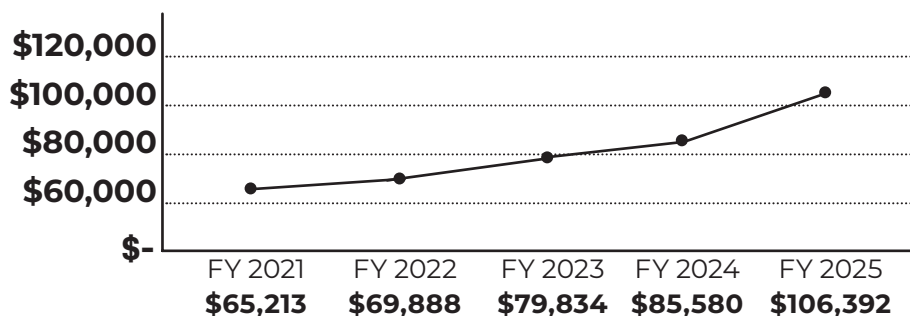
**Public Safety:** Increased \$3.6 million primarily due to an increase in personnel costs.

**Debt Service:** Increased \$0.9 million primarily due to the acquisition of public safety body camera subscription.

**General Government:** Increased \$0.5 million primarily due to an increase in insurance premiums.

## 5 Year Trend

General Fund Expenditures IN THOUSANDS



Large increase in FY25 is due to accounting entry for a long-term subscription, not true costs.

# Financial Position

## COMPARATIVE STATEMENT OF NET POSITION

The Statement of Net Position provides a picture 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 to determine whether the City's financial position is improving or deteriorating. For fiscal year 2025, the City's net position increased by \$18.6 million or 6.6% to \$301.0 million. The increase was primarily driven by higher current and other assets, growth in capital assets, and reductions in net pension liability. The City has a solid financial position with 27.9% Unrestricted Net Position, or \$83.8 million.

## NET POSITION \$301.0 M

September 30, 2025 and 2024 | IN MILLIONS

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change 2024-2025
	2025	2024	2025	2024	2025	2024	
Current and other assets	\$ 129.8	\$ 121.7	\$ 55.4	\$ 54.6	\$ 185.2	\$ 176.3	5.0%
Capital assets	131.2	123.5	97.2	94.5	228.4	218.0	4.8%
<b>Total assets</b>	<b>261.0</b>	<b>245.2</b>	<b>152.6</b>	<b>149.1</b>	<b>413.6</b>	<b>394.3</b>	<b>4.9%</b>
<b>Total deferred outflows of resources</b>	<b>22.8</b>	<b>28.2</b>	<b>1.9</b>	<b>2.3</b>	<b>24.7</b>	<b>30.5</b>	<b>(19.0)%</b>
Long-term liabilities outstanding	89.0	96.4	5.7	6.5	94.7	102.9	(8.0)%
Other liabilities	6.5	6.9	5.4	5.5	11.9	12.4	(4.0)%
<b>Total liabilities</b>	<b>95.5</b>	<b>103.3</b>	<b>11.1</b>	<b>12.0</b>	<b>106.6</b>	<b>115.3</b>	<b>(7.5)%</b>
<b>Total deferred inflows of resources</b>	<b>29.0</b>	<b>25.7</b>	<b>1.7</b>	<b>1.4</b>	<b>30.7</b>	<b>27.1</b>	<b>13.3%</b>
Net position:							
Net investment in capital assets	115.2	112.5	96.8	93.2	212.0	205.7	3.1%
Restricted	5.2	3.7	-	-	5.2	3.7	40.5%
Unrestricted	38.9	28.2	44.9	44.8	83.8	73.0	14.8%
<b>Total net position</b>	<b>\$ 159.3</b>	<b>\$ 144.4</b>	<b>\$ 141.7</b>	<b>\$ 138.0</b>	<b>\$ 301.0</b>	<b>\$ 282.4</b>	<b>6.6%</b>

## GLOSSARY OF TERMS

### Current and Other Assets

Assets that one can reasonably expect to convert to cash, sell or consume within one year.

### Capital Assets

Long-term investments in land, buildings, equipment, improvements, infrastructure, and construction in progress.

### Long-Term Liabilities

Represents debt obligations of the City not payable within the next twelve months. It includes revenue notes payable, net pension liability, compensated absences, lease liability, subscription liability, and other post-employment benefits.

### Other Liabilities

Primarily debts that can be paid off in one year or less, which includes accounts payable, accrued payroll, accrued interest payable, and the current portion of revenue notes payable, lease liability, subscription liability, and compensated absences.

### Deferred Inflows and Outflows of Resources

Represents acquisition (inflows) and consumption (outflows) that are applicable to future reporting periods.

### Net Position

Reflects the City's net worth.

Net Position = Assets (+) Deferred Outflows (-) Liabilities (-) Deferred Inflows.

# INVESTMENT PORTFOLIO

Coconut Creek's cash and investment practices and policies are based upon state law and the City's investment policy. The primary goals of these practices and policies are to:

- Ensure the preservation of principal.
- Maintain liquidity to meet expected operating expenses.
- Achieve a reasonable rate of return while minimizing the potential for capital losses arising from market fluctuations.

## Market Value of the City's Cash & Investments

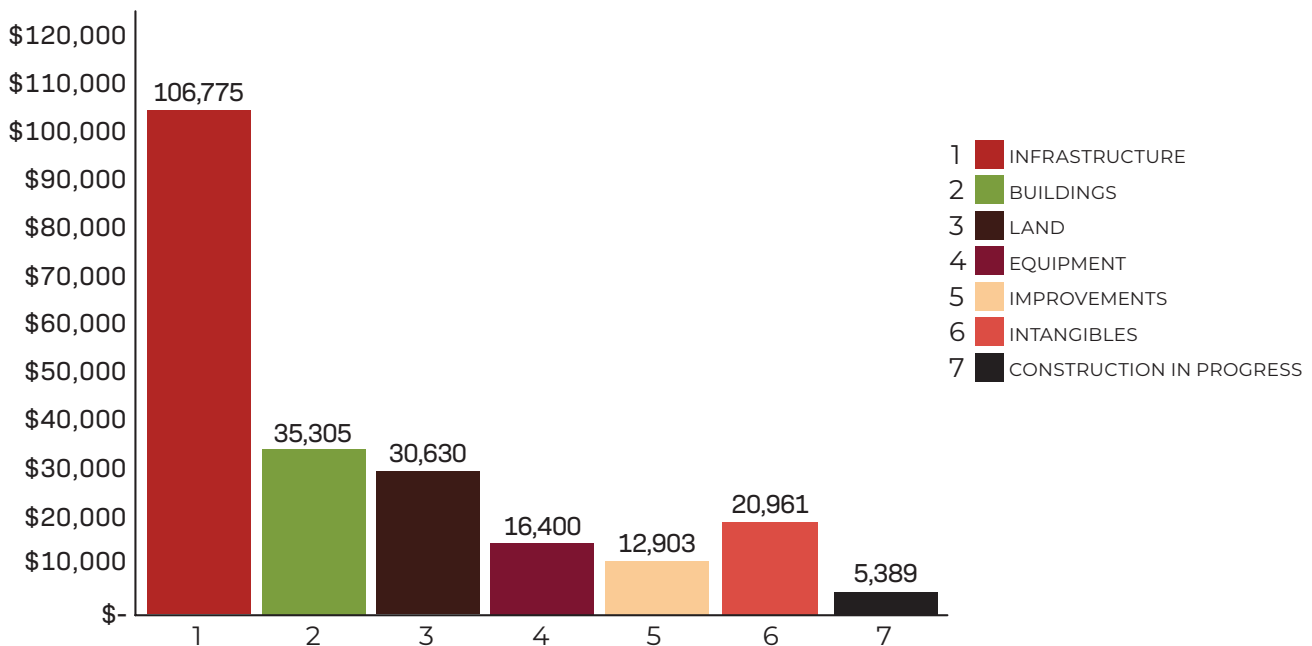
September 30, 2025 | IN THOUSANDS

	Less than 1 Year	1 to 3 Years	3 to 5 Years	5 to 10 Years	Total Fair Value
U.S. Government Agencies	\$ 11,002	\$ 23,692	\$ 24,943	\$ 4,792	\$ 64,429
Local Agency Investment Trust	63,203	1,048	223	-	64,474
Certificates of Deposit	20,000	-	-	-	20,000
Corporate Notes	-	3,854	760	-	4,614
<b>Total Investments</b>	<b>\$ 94,205</b>	<b>\$ 28,594</b>	<b>\$ 25,926</b>	<b>\$ 4,792</b>	<b>153,517</b>
<b>Cash</b>					<b>10,789</b>
<b>Total Cash and Investments</b>					<b>\$ 164,306</b>

# SUMMARY OF CAPITAL ASSETS

Capital Assets are defined as infrastructure, buildings, land, equipment, improvements, intangibles, and construction in progress. These assets are owned by the City and constructed or purchased by each department as needed. They are further defined as having benefits that will be realized over future fiscal periods.

## Capital Assets Held by the City September 30, 2025 | IN THOUSANDS



### Major Additions in 2025

- Pierce Pumper Fire Truck
- Sabal Pines Field #4 Sports Lighting
- City Hall Doors Replacement

### Major Projects in Progress

As of September 30, 2025

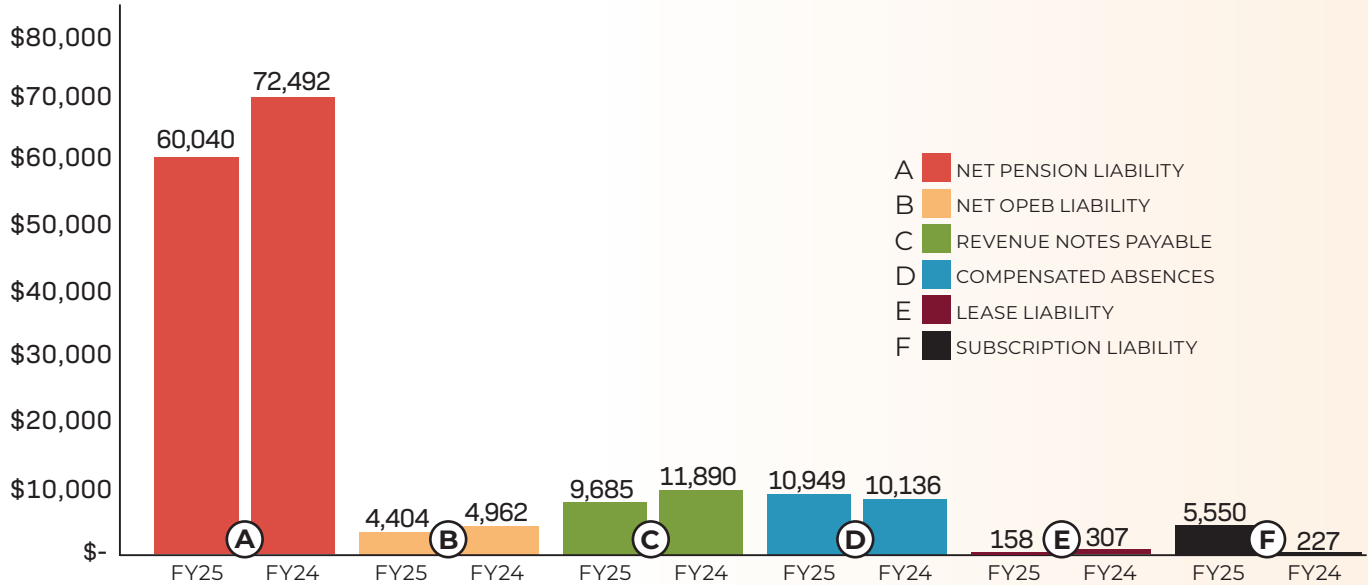
- Fire Station #94 Improvements
- Fleet Building Rehabilitation
- Government Center Courtyard and Parking Lot Renovations

# SUMMARY OF LONG-TERM LIABILITIES

Long term liabilities are financial obligations that are due after a year or more. The City has the following long term liabilities:

## What the City Owes

September 30, 2025 and 2024 | IN THOUSANDS



## TOTAL DEBT REQUIREMENTS

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL
2026	2,205,000	265,194	2,470,194
2027	2,245,000	223,120	2,468,120
2028	2,295,000	180,129	2,475,129
2029	1,235,000	136,040	1,371,040
2030	1,265,000	103,386	1,368,386
2031-2032	2,645,000	105,388	2,750,388
	<b>\$ 11,890,000</b>	<b>\$ 1,013,257</b>	<b>\$ 12,903,257</b>

## LONG-TERM LIABILITIES

**Net Pension Liability** is the net value of projected pension benefits promised to current employees and retirees in future years. The City's Net Pension Liability decreased \$12.1 million due to investment returns exceeding actuarial assumptions.

**Net Other Post-Employment Benefit [OPEB] Liability** is the net value of health insurance subsidy benefits promised to current employees and retirees. The OPEB liability decreased \$0.6 million due to changes in actuarial assumptions.

**Revenue Notes Payable** are secured by future non-ad valorem revenues. Revenue Notes Payable decreased \$2.2 million due to the required annual debt service payments.

**Compensated Absences** are leave or time off for which employees will be paid, such as vacation and sick leave.

**Lease Liability** represents a financial obligation to another party for the right to use an asset for a specified period of time.

**Subscription Liability** represents a financial obligation to another party arising from a subscription agreement.



# Information & Demographics

## City of Coconut Creek

Date of Incorporation: February 20, 1967  
 Form of Government: Commission-Manager  
 Area (including water): 12.78 square miles

### City Demographics

Population [as of August 31, 2025]	57,933
Median Age	42.8
Median Household Income	\$75,216
Average Household Size	2.42
Percentage of Single Households	30.9%
Percentage of Family Households [Households with children]	58.4%
Percentage of Non-family Households	7.3%

Sources: BEBR, Statistical Atlas, and World Population Review

### Land Usage %

Residential	47%
Recreational	18%
Other	17%
Commercial	10%
Community Facilities	6%
Industrial	2%

### Public Schools in the City

ENROLLMENT 2025-2026

#### Elementary Schools

Winston Park	855
Tradewinds	843
Coconut Creek	499

#### Middle Schools

Lyons Creek	1,290
-------------	-------

#### High Schools

Monarch	2,207
Coconut Creek	1,899
Atlantic Technical	688

#### Colleges

Broward (North Campus)	13,324
Atlantic Technical	7,205

#### Other Schools

Dave Thomas Education Center	503
------------------------------	-----

### Principal Property Tax Payers

TAXABLE ASSESSED VALUE [IN THOUSANDS]

MFREVF IV Cypress LLC	\$103,188
Teachers Ins & Annuity Assn of America	\$92,176
Florida Power & Light Co (FPL)	\$88,642
FC Land Investment LLC	\$76,966

Source: Revenue Collector's Office [Broward County, Florida]

### Principal Employers

NUMBER OF EMPLOYEES

Seminole Coconut Creek Casino	1,647
Broward County School Board	708
Publix	644
Broward College North Campus	633
Atlantic Technical College	531
City of Coconut Creek	516

### Unemployment Rate Trend

AS OF SEPTEMBER 30TH

2025	4.0%
2024	3.3%
2023	3.0%
2022	2.6%
2021	4.4%

Source: U.S. Bureau of Labor Statistics [State of Florida]

### Police

AS OF SEPTEMBER 30, 2025

Average Response Time	4:59
Average Non-Emergency Response Time	5:45
Police Department Employees	153
Total Service Calls	48,341
Arrests	705

### Fire Protection

AS OF SEPTEMBER 30, 2025

Fire/EMS Average Response Time	6:15
Total Fire Rescue Calls	8,410
Fire Rescue Department Employees	78
Inspections	3,164
Suppression & Advanced Life Support Vehicles	6



BUTTERFLY CAPITAL OF THE WORLD®



954-973-6770



[communityrelations@coconutcreek.gov](mailto:communityrelations@coconutcreek.gov)



[coconutcreek.gov](http://coconutcreek.gov)



**Government Center**

4800 West Copans Road  
Coconut Creek, Florida 33063



**City Projects, Parks & Trails, and Public Art**

[coconutcreek.gov/cityprojects](http://coconutcreek.gov/cityprojects)



**To Report a Concern**

[coconutcreek.gov/contact](http://coconutcreek.gov/contact)

**CONNECT WITH US ON**

