

POPULAR  
ANNUAL FINANCIAL REPORT  
OF THE CITY OF SOUTH MIAMI, FLORIDA  
FOR THE YEAR ENDED SEPTEMBER 30, 2011



PREPARED BY THE FINANCE DEPARTMENT  
Alfredo Riverol, C.P.A., Cr.FA  
Chief Financial Officer



## **ABOUT THE POPULAR ANNUAL FINANCIAL REPORT (PAFR)**

The financial information presented in the Popular Annual Financial Report (PAFR) is derived from the City's Comprehensive Annual Financial Report (CAFR) but is presented here in summarized form. The CAFR outlines the City's financial position and operating activities for fiscal year 2011 in great detail and may be obtained via the City's website at [WWW.SOUTHMIAMIFL.GOV](http://WWW.SOUTHMIAMIFL.GOV). It is prepared in conformance with accounting principles generally accepted in the United States (GAAP) and it also includes financial statements audited by Keefe, McCullough & Co., LLP. The information in this report reflects the City's governmental operations. Information on governmental funds is presented using the current financial resources measurement focus and the modified accrual basis of accounting. Governmental activities are those primarily supported by tax dollars for services such as parks and recreation, public safety, and physical environment.

This report is presented in two sections. The first provides an overview of the City and its government form and structure. The second provides a brief analysis of the City's various revenue streams and how they are spent, as well as economic information. It is unaudited and not presented in the GAAP format. The Popular Annual Financial Report (PAFR) of the City of South Miami is a means of increasing public awareness about the City's financial condition through a more user-friendly presentation.

# **THE CITY OF PLEASANT LIVING**



## TABLE OF CONTENTS

LETTER FROM THE CITY MANAGER.....	i
CITY OF SOUTH MIAMI HISTORY .....	1
AWARDS AND CERTIFICATIONS .....	2
CITY OF SOUTH MIAMI ORGANIZATIONAL CHART .....	3
CITY OF SOUTH MIAMI GOVERNMENT .....	4
POLICE.....	5
COMMUNITY INVOLVEMENT & GOING GREEN.....	6
PARKS (CULTURAL) & RECREATION .....	7
ECONOMIC DEVELOPMENT .....	8
CAPITAL IMPROVEMENTS 2010-2011 .....	9
PROPERTY TAXES.....	10
NET ASSETS.....	11
GOVERNMENTAL FUNDS – REVENUES .....	12
GOVERNMENTAL FUNDS – EXPENDITURES .....	13
GENERAL FUND – REVENUES.....	14
GENERAL FUND – EXPENDITURES.....	15
FINANCIAL POSITION STATEMENT .....	16
SUMMARY OF CAPITAL ASSETS .....	17
DEBT STRUCTURE.....	18
OTHER INFORMATION.....	19
OTHER INFORMATION (CONT) .....	20
INTERESTING INFORMATION.....	21
CITY OF SOUTH MIAMI DIRECTORY .....	22

PAFR Cover Produced & Contributed by Melissa Virguez  
*Click on City of South Miami in the Footer to return to the Table of Contents*



## LETTER FROM THE CITY MANAGER



Dear Citizens of South Miami,

We understand the importance of being accountable for the proper management of public funds. As such, I am pleased to present the City's Popular Annual Financial Report (PAFR) for the year ended September 30, 2011. This report, written for the non-financial reader, contains valuable and summarized information for every resident. By making the financial report easier to understand and user friendly, the PAFR is another example of our commitment to improve communications with our citizens and increase public confidence in the governing body for the City of South Miami.

The vision of the City of South Miami is to be "The City of Pleasant Living" and is committed to its mission "To create continuous superior service while enhancing a sense of community, a meaningful quality of life, and a safe environment." In pursuit of our goals, we faced significant economic challenges in recent years due to the ongoing recession. In spite of these difficult economic times, the City can be proud of the many accomplishments that were achieved through the combination of a visionary City Commission, a leading core executive team, dedicated staff, and a caring supportive citizenry.

The City is spearheading many exciting initiatives on behalf of our residents: economic development, streamlining processes, building infrastructure, sustainable initiatives, and updating technology to provide more efficient and cleaner services. We continue to upgrade to an effective level of technology throughout the City to improve our services.

During fiscal year 2011, the City completed various roadway improvements, including resurfacing, sidewalks, and installation and repair of road pavers. Traffic calming endeavors were achieved with the installation of speed tables and stripping. Flooding concerns were addressed with the installation of new drainage structures throughout the City. These are just a few excellent examples of our 2011 endeavors.

The PAFR summarizes the financial activities of the City of South Miami's government and was drawn from the more detailed financial information appearing in the 2011 Comprehensive Annual Financial Report (CAFR). Both reports may be viewed on and downloaded from the City's website at <http://www.southmiamifl.gov>.

On behalf of the City Commission, I thank you for taking the time to read our Popular Annual Financial Report. This report is one of our opportunities to let you know how the City is doing financially and to showcase the City's various programs and projects.

Sincerely,

Hector Mirabile, Ph.D.  
City Manager



## CITY OF SOUTH MIAMI HISTORY

Known as “The City of Pleasant of Living”, this proud community has a diverse population and a history of accomplishments stretching back to its earlier pioneer days. It overcame adversity and showed a resilience and determination that make it one of South Florida’s more remarkable cities.

It began as a settlement named Larkins, after Wilson A. Larkins, who established a post office and trading post with that name in 1898 at the east end of Sunset Drive at Ingraham Highway. The settlement already had a school building erected two years earlier by A. H. Ramsey and John Burtshaw, and in the next few years more families began moving into the area.

### Florida



Much of the business in the earlier settlement was geared toward farming supplies and services, and when Henry Flagler’s railroad grew south from Miami in 1903, it passed to the west of Larkins. The people of the settlement began relocating the center of their business district toward the train depot at today’s intersection of US1 and Sunset Drive. Real estate developers were already beginning to profile for plats of subdivisions in 1914 and by 1917 phone service came to Larkins.

After the fantastic real estate boom of 1925 and with a population of 3000 residents, area leaders decided to incorporate as the Town of South Miami on March 2, 1926. W. A. Foster was elected Mayor and a storeroom was rented for \$10 a month as Town Hall.

The year 1926 saw the first incoming class of freshmen at the newly chartered University of Miami campus, which abuts the City of South Miami eastern boundary along Red Road (SW 57th Avenue). Also founded with a university theme that same year was the Cambridge Lawns neighborhood of South Miami, situated just 0.7 miles from the university campus. The neighborhood's Cambridge Lawns Historic District, some 30 homes in the Tudor Revival and Mediterranean revival style completed in 1928, were granted historic recognition by the City of South Miami in 2005.

On June 24, 1927, the Town of South Miami officially became the City of South Miami and a new charter was approved.

In 2001, the City of South Miami was awarded the All-America City Award which is given by the National Civic League annually to ten cities in the United States. This award is the oldest community recognition program in the nation and recognizes communities whose citizens’ work together to identify and tackle community-wide challenges and achieve uncommon results.



## AWARDS AND CERTIFICATIONS



The Governmental Finance Officers Association of the United States and Canada (GFOA) awarded a **Certificate of Achievement for Excellence in Financial Reporting** to the City for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2010. In order to be awarded a Certificate of Achievement; a government must publish an easily readable and efficiently organized Comprehensive Annual 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 report continues to conform to the Certificate of Achievement Program requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The Government Finance Officers Association of the United States and Canada (GFOA) presented a **Distinguished Budget Presentation Award** to City of South Miami, Florida for its annual budget for the fiscal year beginning October 1, 2010. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.



This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.



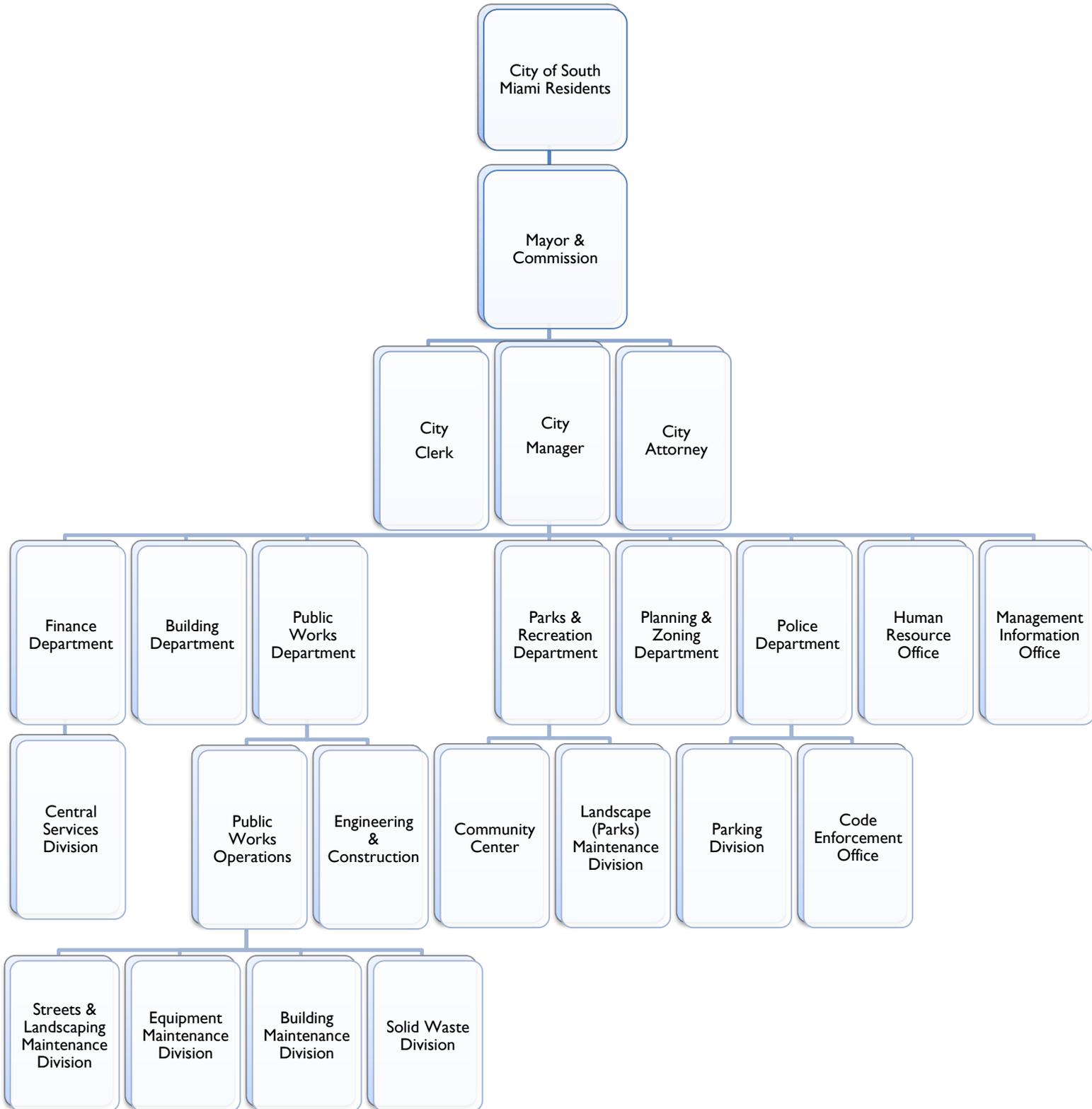
The Government Finance Officers Association of the United States and Canada (GFOA) has given an **Award for Outstanding Achievement in Popular Annual financial Reporting** to City of South Miami, Florida for its Popular Annual Financial Report for the fiscal year ended September 30, 2010. The Award for Outstanding Achievement in Popular Annual financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual financial reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal.

The Award for Outstanding Achievement in Popular Annual Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual financial Reporting requirements, and we are submitting it to GFOA.

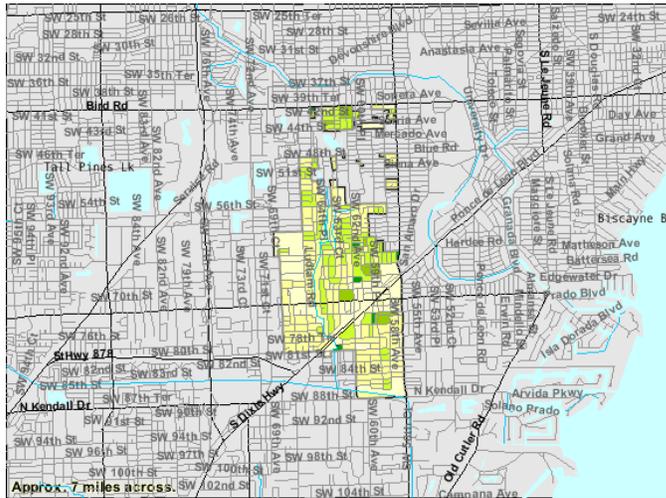


# CITY OF SOUTH MIAMI ORGANIZATIONAL CHART





## CITY OF SOUTH MIAMI GOVERNMENT



South Miami uses a city manager form of government. The Commission sets the policies and the City Manager acts as the Chief Executive Officer. Commissioners are elected to four-year terms and the Mayor is elected to a two-year term. The Mayor heads the meeting and previously made appointments, with approval by the commission, to various city boards; however this provision was modified on February 9, 2010 to give all commissioners the right to appoint with consent of

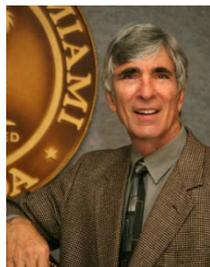
the commission board. Elections are held on the second Tuesday in February in even numbered years for the Mayor and half of the Commissioners. The Commissioner receiving the most votes for that respective election is provided the title of Vice Mayor for the first two years of the term. The next city election is on February 11, 2014.



Mayor  
Philip K. Stoddard, Ph.D.



Vice Mayor  
Josh Liebman



Commissioner  
Walter A. Harris



Commissioner  
Valarie Newman



Commissioner  
Bob Welsh

South Miami is a city in Miami-Dade County, Florida, United States. The population was 10,741 at the 2000 census and as of 2010, according to the U.S. Census Bureau is 11,657. South Miami is served by the Miami Metrorail at the South Miami Station. The station is in the section US-1 and Sunset Dr., and services the surrounding South Miami neighborhood, including South Miami Hospital and the South Miami city government offices.



## POLICE

The South Miami Police Department exists for the purpose of maintaining social order within prescribed ethical and constitutional limits and to develop a sense of personal security within South Miami. Furthermore, enhance public knowledge and confidence that timely emergency and professional assistance will be rapidly dispatched when needed. It is important to create public confidence through educating the public in crime prevention techniques and encouraging a spirit of cooperation and mutual trust between the department and the public.



*Orlando Martinez de Castro*

The South Miami Police Department is comprised of 50 full time sworn men and women, 5 Reserve officers and 9 civilians that provide a wide range of services to the community. We provide service for approximately 11,657 residents and over 3,600 registered businesses. In 2011, our agency showed a crime increase of 2% in violent and non-violent crime categories compared to 2010. However, neighboring jurisdictions showed increases in crimes of over 15%. The Criminal Investigations Division was able to follow-up on investigative leads and reported a total clearance rate of 51% in assigned Criminal Investigation cases.

Our Special Investigations Unit continues to excel in the war on street-level drug dealing. Their perseverance and professionalism are having a noticeable impact on the quality of life in our community. Currently, two detectives are assigned to a Federal Task Force and handle narcotics, smuggling and gathering of intelligence for homeland security. During this year, we seized and/or recovered \$12,810,786 worth of illegal narcotics. S.I.U. Detectives also completed **Operation Spring Cleaning** and **Operation Deep Fried Turkey** which resulted in the investigation of 29 subjects wanted for sales of illegal narcotics within 100 ft. of a school/church/H.U.D. property. A total of 24 subjects were arrested with 5 still being sought. For more information on the programs offered by the Police Department and to view the South Miami Police Annual Report please visit [WWW.SOUTHMIAMIFL.GOV](http://WWW.SOUTHMIAMIFL.GOV).





---

---

## COMMUNITY INVOLVEMENT & GOING GREEN

### Green Task Force

The South Miami Green Task Force is a citizen's group charged with advising, and recommending strategies, policies, and initiatives on sustainability to the City Commission.



### City Green Plan

Going green is everywhere in today's world! From fuel-efficient hybrid cars to household cleaning products, going green makes good economic and social sense. Furthermore, there is a greater benefit, which is a cleaner, healthier planet. This is why the City is striving to be a green and sustainable community. Currently the City is in year one of the Evaluation and Appraisal Report (EAR) which will encompass the adoption of a City Green Plan. The document will establish a framework for achieving environmental leadership which will include:

- The Identification of Environmental Themes
- A Range of Action Steps
- A Method for Annual Monitoring

The plan will be implemented through a series of action steps over a 10-year timeframe and addresses environmental themes such as energy, water, urban design, urban nature, waste reduction, transportation, and climate change.

The Green Task Force provides recommendations on eight core general principles:

1. Drive less (walk, bike, carpool, take transit more)
2. Be efficient (conserve water, energy)
3. Reuse, compost, and recycle
4. Plant more (enhance our landscape and open spaces)
5. Promote our Hometown identity (implement Smart Growth principles)
6. Eat locally, grow food locally
7. Buy locally (support our local merchants and businesses)
8. Teach, learn, connect: Create liaisons between government, neighborhoods, businesses, schools, and non-profit organizations to promote green living



## PARKS (CULTURAL) & RECREATION



The City of South Miami, known as “The City of Pleasant Living,” is in existence for 85 years. Through the Parks & Recreation Department, the City provides a number of services to the immediate community, Miami Dade County, and neighboring municipalities. The City’s mission is to plan, coordinate, and implement diverse educational, cultural, and recreational activities of the highest quality for all members of our community.

South Miami Parks & Recreation Department is responsible for 62 acres of land composed of 11 parks of which, three (3) are athletic fields. From football to cheerleading, and playing on clay tennis courts, the city’s Parks & Recreation Department encompasses various activities for the community to enjoy.



The Gibson–Bethel Community Center located at Murray Park is a complex which holds an afterschool program in the educational room, in-door basketball gymnasium, art and crafts room, computer room, a multipurpose room which may be rented for parties, and a fitness room which houses professional equipment for residents and non-residents through memberships.

The Parks & Recreation Department also services the seniors of our community, providing various activities and field trips. The senior program is located at the South Miami Senior Plaza. By providing social services, free fitness, health fairs, hot lunches, and other programs, our seniors have a balanced life style within their community.

From passive parks to active parks, the City of South Miami Parks & Recreation Department has something to offer everyone. Come and enjoy the City parks.





## ECONOMIC DEVELOPMENT

### Attracting and Retaining Businesses



As the City moves into the future, there are major efforts in attracting new businesses. The City has a progressive outreach program, a job creation incentive program, and an expeditious permit review process. The City encourages all new construction and businesses to implement “green building” practices. This effort conserves water, reduces energy consumption, and increases recyclable waste. As a result, businesses save money! The City also provides

online services such as downloadable applications and access to other City services. In addition, Chamber South, which is the chamber of commerce for South Miami, serves as a conduit of information on legislative issues, hurricane preparedness, educational opportunities, and business growth.

**DESIRABILITY:** South Miami is one of the most environmentally-aware cities in Florida. Incorporated in 1927, the City grew into a vibrant, beautiful community of spacious parks, greenway trails, cutting-edge industry, award-winning schools, and thriving commerce.

**LEADERSHIP:** South Miami is widely recognized for its progressiveness with strong commitments in environmental preservation and the desire for sustainable, green construction.

**PARTNERSHIP:** The City has a dedicated team to assist businesses. From planning to permits to financial assistance, the City is your partner. The City worked diligently to make it easier to do business with us by streamlining the approval process, and encouraging promotional events. Beyond the City, there are opportunities to become a member of Chamber South and to take advantage of any state, regional and local incentives.

**SUSTAINABILITY:** The City is committed to balance business growth and resource events to avoid any undue burden on the environment. The City will assist businesses in reducing the impact on the environment by encouraging energy conservation, increasing recycling efforts, and providing steps for your business to be profitable while being environmentally responsible. Our effort is to attract businesses and employers that are forward thinking and match the City’s identity as a “green” city. Together, we can have a profound impact on our environment.





## CAPITAL IMPROVEMENTS 2010-2011

In an effort to comply with Florida Statute 163.3177 Required and optional elements of comprehensive plan; studies and surveys, the capital improvements element must be reviewed on an annual basis and modified as necessary in accordance with s. 163.3187 or s. 163.3189 in order to maintain a financially feasible 5-year schedule of capital improvements. The City of South Miami Capital Budget is adopted annually as part of the budgeting process. Capital improvement projects are defined as projects that are self-contained and that will usually be constructed or purchased as a unit. The City of South Miami uses Government Accounting Standards Board (GASB) 34 Guidance in defining capital assets and depreciation. A capital improvement plan generally includes only those items constructed or purchased that have a useful life extending beyond a five (5) year period following their acquisition or purchase. Normally, capital improvements involve a cost in excess of \$5,000 or involve the acquisition or disposal of land.

### SW 64<sup>th</sup> Court Drainage Improvements

This drainage improvement project addresses the needs of local residents who have suffered from flooding episodes after severe storm events. Work on SW 64<sup>th</sup> Court began on Manor Lane and continued north to the vicinity of 7521 SW 64<sup>th</sup> Court. Construction included the installation of multiple catch basins and French drains, milling and road resurfacing.



### Pinecrest Villas Speed Tables (SW 76<sup>th</sup> & SW 78<sup>th</sup> Streets)

Numerous residents voiced their concerns for traffic calming measures to address speeding within the residential neighborhood. In an effort to address these concerns, the City installed traffic control devices to reduce speeding and the risk of accidents in the area. Three speed tables were installed within the Pinecrest Villas Neighborhood, one on SW 76<sup>th</sup> Street & SW 60<sup>th</sup> Avenue; and two along SW 78<sup>th</sup> Street – by 60<sup>th</sup> Avenue and SW 59<sup>th</sup> Avenue.



### SW 66<sup>th</sup> Street Road and Drainage Improvements Phase II



Located in the CRA District, project limits extends from SW 59<sup>th</sup> Place to SW 61<sup>st</sup> Court along SW 66<sup>th</sup> Street. The scope of work for this project included the installation a new brick paved intersection, curb extensions, milling and resurfacing, drainage improvements, tree planting and sodding, curb and gutters, sidewalk and striping.



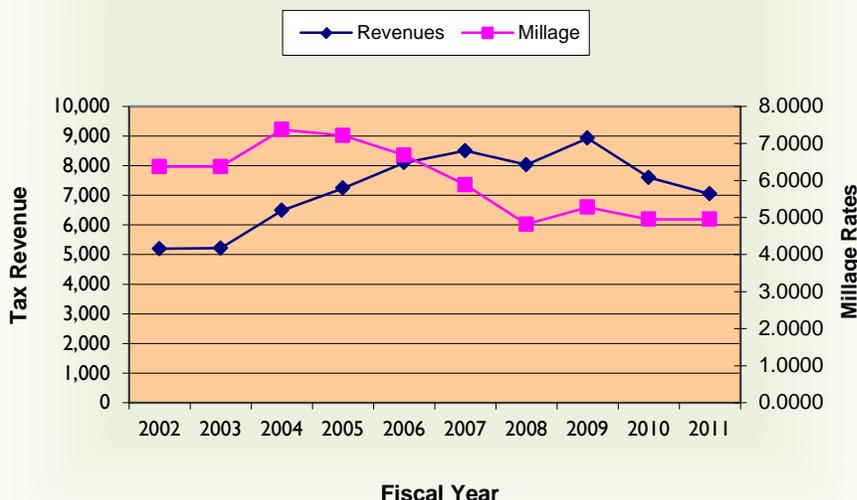
## PROPERTY TAXES

For FY 2011, a South Miami property owner with the median home assessed value of \$269,180 less the \$50,000 homestead paid \$90.46 each month for City services. The below monthly breakdown illustrates how this amount is divided among various City Departments.

DEPARTMENT	MONTHLY BREAKDOWN
City Commission	\$0.48
City Manager	\$8.34
City Clerk	\$1.37
Legal	\$2.05
Finance	\$7.87
Building & Planning	\$6.20
Police	\$33.41
Public Works	\$22.36
Parks & Recreation	\$5.55
Non-Departmental	\$2.83
	\$90.46

The City experienced growth in property tax revenue from 1999 to 2007. However, over the last four fiscal years, the City's property tax revenue decreased from 2007 to 2011 due to property tax relief implemented by the State of Florida and an overall decline in the real estate market. The 2011 property tax revenue of \$7,045,712 represents a 7% decrease over the previous year's property tax revenue.

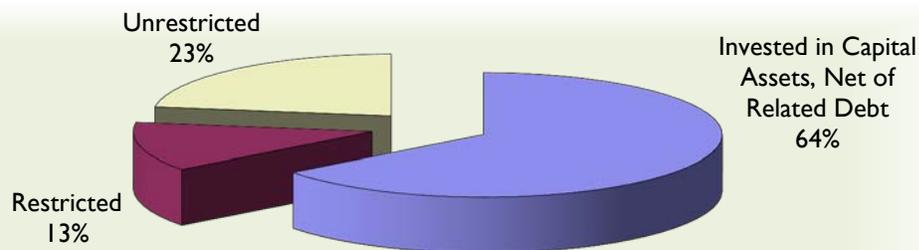
**City Property Tax Revenue in Recent Years  
(Amounts Expressed in Thousands)**





## NET ASSETS

Net assets represent the difference in total assets and total liabilities. Increases and decreases in net assets over time may serve as a useful indicator of whether the City's financial position is improving or deteriorating. Net assets are comprised of three categories: invested in capital – net of related debt, restricted net assets, and unrestricted net assets.

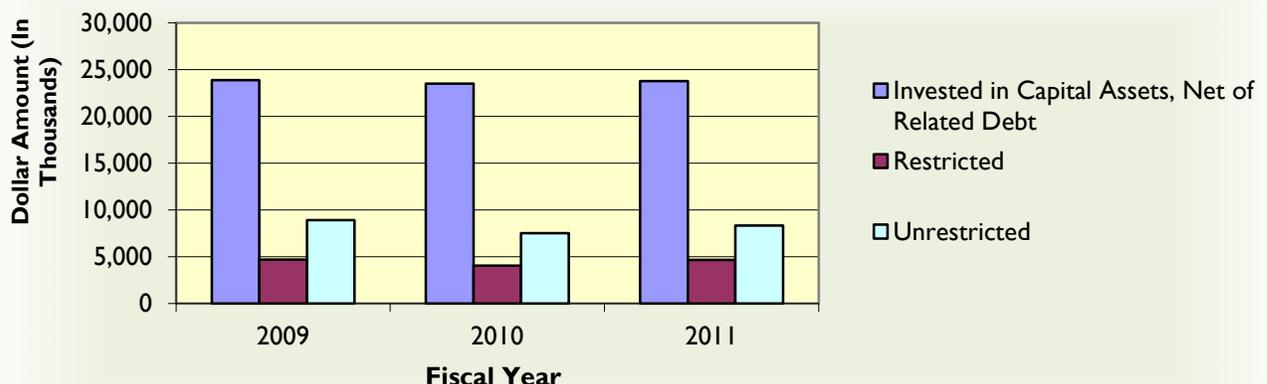


**Invested in Capital - Net of Related Debt** is the value of capital assets, less any outstanding debt attributed to the acquisition, construction, or improvement of capital assets. As of September 30, 2011, the City's invested in capital - net of related debt net assets amounted to \$23,767,194.

**Restricted net assets** is that portion of net assets that have constraints that are externally imposed by creditors, grantors, contributors, law/regulation of other governments or imposed by law through constitutional provisions/enabling legislation. As of September 30, 2011, the City's restricted net assets amounted to \$4,679,729.

**Unrestricted net assets** is the remaining net assets that is neither restricted nor invested in capital assets - net of related debt. Unrestricted net assets represent that portion of net assets that is available for spending in future years. As of September 30, 2011, the City's unrestricted net assets amounted to \$8,324,467.

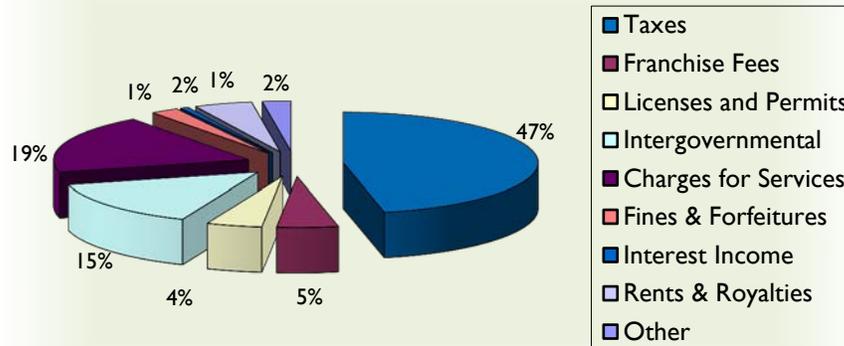
Total net assets amounted to \$36,771,390, an increase of \$1,674,014 from the previous year. The majority of the increase in governmental fund activities net assets is due to the decrease in operating expenses in spite of the property tax revenue decreases.





## GOVERNMENTAL FUNDS – REVENUES

The City maintained 12 individual governmental funds. The governmental funds reflect the City's basic services, including public safety, transportation, general government administration, physical environment, and culture and recreation. The majority of services are financed through shared state sales tax, local utility tax, property tax and direct charges for services. The largest revenue source for the City is taxes (47%). The second largest revenue source is charges for services (19%).



### Taxes

The taxes category includes property tax collected from property owners based upon the assessed valuation of the property and the tax rate; utility tax, taxes on the purchase of utility services including electric, water, gas, and telecommunications; and local business tax receipts.

### Franchise Fees

Fees charged to providers for the privilege of having the franchise. Franchise fees are billed for electric, solid waste, gas, and towing.

### Licenses and Permits

Revenues received for occupational building and planning permits.

### Intergovernmental

The combined resources received from other governments in the form of grants, entitlements, state shared revenue, sales tax and gas tax.

### Charges for Services

The combined resources of various departments for fees paid by the public, such as recreation fees and parking fees.

### Interest Income

Interest earned on investments. The City invests in certificates of deposits, treasuries and federal agencies as allowed by state statutes and City policy.

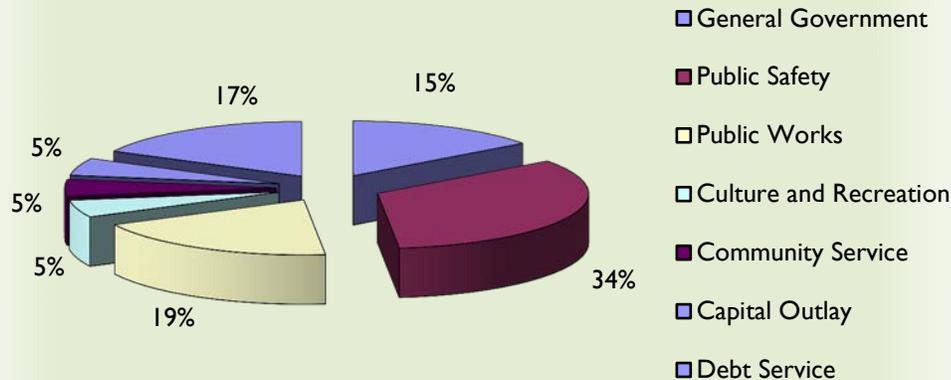
### Other

Revenues received that do not fall into the above designated categories, such as insurance proceeds and sale of surplus property.



## GOVERNMENTAL FUNDS – EXPENDITURES

Shown in the graph below are the City of South Miami's expenditures during 2011 totaling \$21,628,176. Public Safety accounted for the largest part of the expenditures at \$7,243,320 or 34% of the total expenditures. General Government accounted for \$3,217,491 or 15% of the total expenditures.



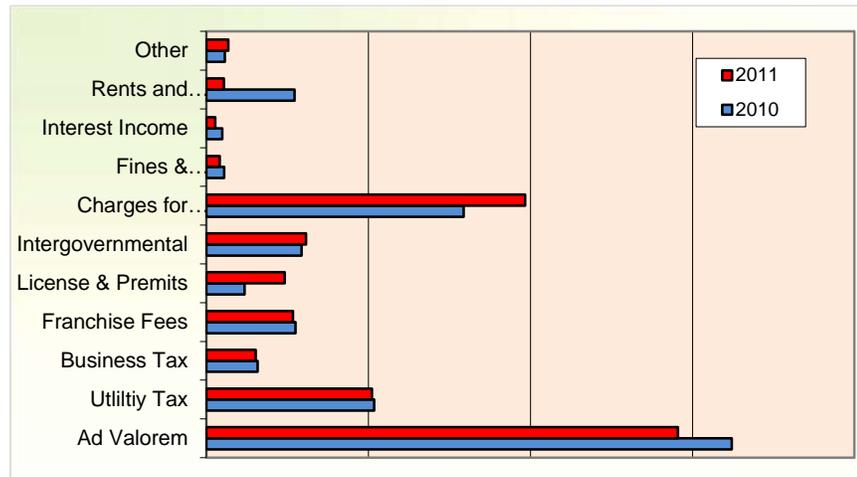
- General Government** Expenditures that are incurred for administrative services including the City Commission, City Manager, City Attorney, Finance, Information Technology, Human Resources, and City Clerk.
- Public Safety** Expenditures associated with providing public safety services including police, fire, emergency medical services, building inspections, and code enforcement.
- Public Works** Expenditures reflect the costs incurred for planning functions and the costs associated with maintaining public infrastructure such as City roads, medians, parks and City facilities.
- Culture and Recreation** Expenditures reflect the expenses associated with services that enhance the culture of the community, such as recreation, sports, fitness, and special events.
- Debt Service** Expenditures to pay the principal and interest payments related to the City's long-term debt.



## GENERAL FUND – REVENUES

**GENERAL FUND:** The General Fund is the general operating fund of the City of South Miami. 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 from individuals and businesses, and charges for services.

Revenues	2010	2011
Ad Valorem	6,486,921	5,822,401
Utility Tax	2,068,857	2,041,512
Business Tax	629,962	606,054
Franchise Fees	1,100,993	1,066,317
License & Permits	470,001	963,991
Intergovernmental	1,172,632	1,230,475
Charges for Services	3,174,960	3,933,073
Fines & Forfeitures	217,599	165,377
Interest Income	193,884	108,846
Rents and Royalties	1,086,795	215,169
Other	227,395	269,699
	<b>16,829,999</b>	<b>16,422,914</b>



The above graph illustrates revenue for the General Fund during FY 2010 and 2011. Property taxes accounted for the majority of the revenue in the General Fund followed by Charges for Services.

From 2010 to 2011, property tax revenues have decreased by 10%. This decrease in property tax revenue is attributed to the continued downward assessments of existing property values made by the Miami-Dade County Property Appraiser's Office. For the same fiscal years, there was no change in the City's tax rate.

Licenses & Permits increased by 105% mostly due to a large construction and renovation project at the South Miami Hospital.

Charges for Services increased by 24% mainly due to the installation of new multi-space parking pay stations and an increase in the parking hourly rate. Additionally, there was an increase in collections due to a continued improvement collection efforts.

Interest Income decreased due to market conditions and the lower interest rate earnings potential on current investments.

Rents and Royalties decreased due to the creation of the debt service fund which now records the rents earmarked to pay down existing debt.



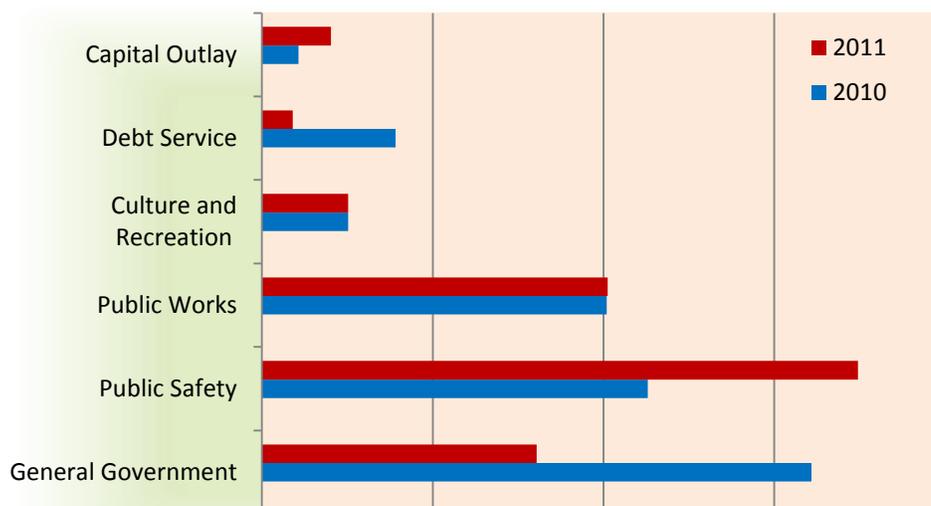
## GENERAL FUND – EXPENDITURES

The General Fund accounts for the normal recurring activities of the City (including general government, public safety, public works, and parks and recreation). The General Fund is used to fund police services, fire/rescue services, parks maintenance, among other essential functions of the City of South Miami.

Expenses	2010	2011
General Government	6,433,809	3,217,491
Public Safety	4,518,065	6,980,896
Public Works	4,038,933	4,048,515
Culture and Recreation	1,008,271	1,010,842
Debt Service	1,566,516	360,025
Capital Outlay	428,885	807,766
	17,994,479	16,425,535

Compared to the previous year, expenditures decreased approximately 9% to \$16,425,535. Overall, the decrease is a result of the City’s proactive approach to reduce costs during the current economic environment. The City implemented several cost reduction measures to offset increases in contract prices and personnel costs, including eliminating vacant positions, and reducing capital projects.

The graph below illustrates expenditures for the General Fund during 2010 and 2011. Public Safety accounted for approximately 42% of expenditures in the General Fund. The main reason for the increase in expenditure amount is due to Code Compliance, and Parking services now being included in Public Safety and the cost allocations (pension, insurance, fuel, etc.) being included within the Police Department versus Non-Departmental which is classified within General Government.



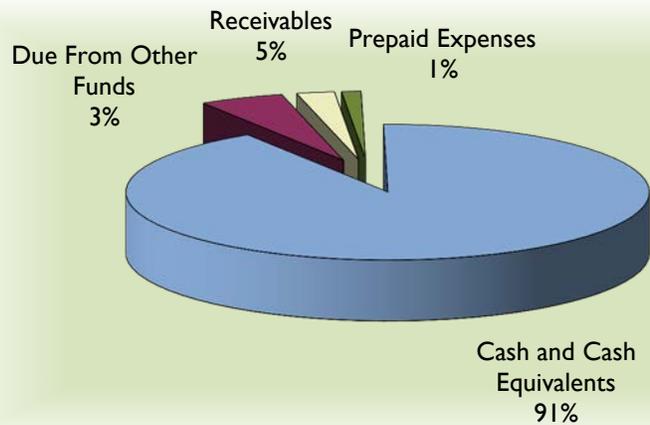


## FINANCIAL POSITION STATEMENT

### Summary

The Financial Position, known as the Balance Sheet, in accounting terms, provides a picture of the City of South Miami's financial position as of September 30, 2011.

<b>ASSETS:</b>	
Cash and Cash Equivalents	\$14,653,962
Receivables	834,805
Due From Other Funds	374,084
Prepaid Expenses	190,378
Cash held With Escrow Agent	62,907
<b>Total Financial Assets</b>	<b>16,116,136</b>
<b>LIABILITIES:</b>	
Due to Employees & Vendors	976,491
Due to Other Funds	374,084
Deferred Revenue	336,829
Other Financial Obligations	240,079
<b>Total Financial Liabilities</b>	<b>1,927,483</b>
<b>TOTAL FUND BALANCES</b>	<b>14,188,653</b>



**Cash** is the amount of physical cash held in City of South Miami bank accounts for the purpose of paying expenses.

**Investments** are made up of securities such as certificates of deposits and U.S. Treasuries purchased to earn interest on excess/reserved cash.

**Receivables** represent the amounts which are owed to the City of South Miami and are expected to be paid to the City over the course of the next twelve months.

**Due from Other Governments** represent the amounts that are owed to the City of South Miami from other government agencies and are expected to be paid to the City over the course of the next twelve months.

**Prepaid Expenses** represent expenses prepaid by the City.

**Amounts due to employees and vendors** are those items that the City of South Miami owes to individuals and companies who supply services or goods and the expected payments are to be made within twelve months.

**Deferred Revenue** represents the Local Business Tax License revenues, which are collected in the existing fiscal year and reflected as revenue in the following fiscal year.

**Other Financial Liabilities** represents the amount that the City of South Miami borrowed to undertake capital projects. This amount is estimated to be paid within one year.



## SUMMARY OF CAPITAL ASSETS

Capital Assets are defined as land, buildings, improvements, equipment, and infrastructure owned by the City of South Miami and purchased by each department as needed. This summary is the total dollar amount held by the City of South Miami as of September 30, 2011.

CAPITAL ASSET	2010	2011	% Change
Land	14,614,799	14,649,084	0%
Construction in Progress		47,225	100%
Building & Improvements	16,033,406	15,673,213	-2%
Machinery & Equipment	2,226,257	2,249,998	1%
Land Improvements	323,155	285,995	-13%
Infrastructure	7,120,703	6,902,865	-3%
Intangible Assets		217,272	100%
	<u>40,318,320</u>	<u>40,025,652</u>	

### Land

The amount listed is the total amount of land purchased and owned by the City of South Miami for government use.

### Building & Improvements

The amount listed is the cost of permanent structures such as City Hall, Public Works building, Recreation Complex, Community Center etc.

### Land Improvements

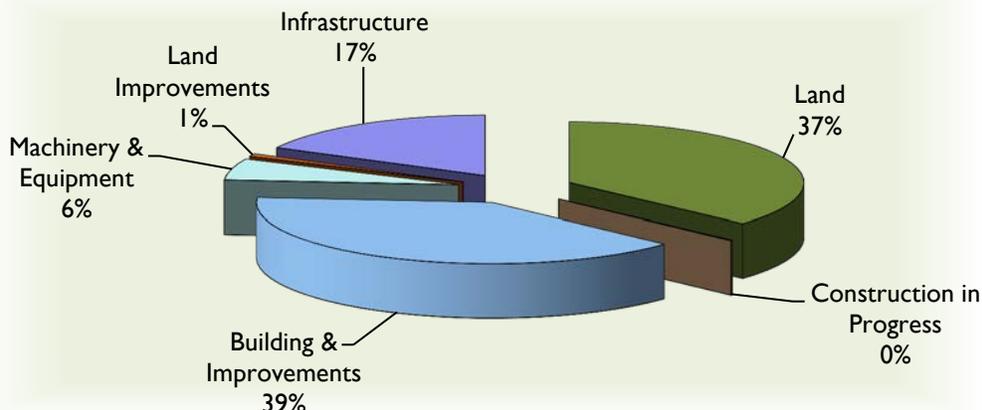
The cost of improvements made to City land and buildings.

### Machinery & Equipment

Includes the cost of all machinery, vehicles, office furniture, computers, etc. with a normal expected life of one year or more.

### Infrastructure

Includes the cost of all roads, bridges, medians, drainage systems, water and sewer systems, lighting systems, and other permanent improvements that add value to the land.

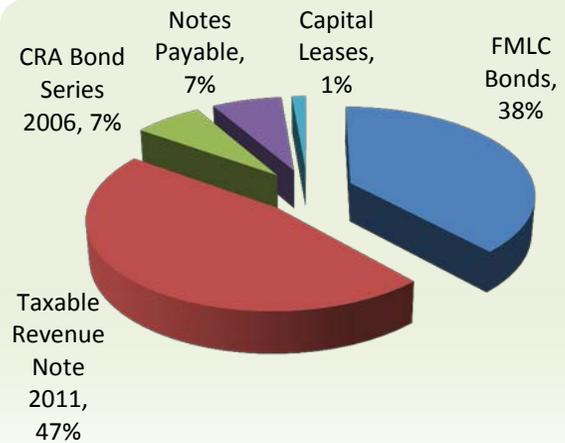




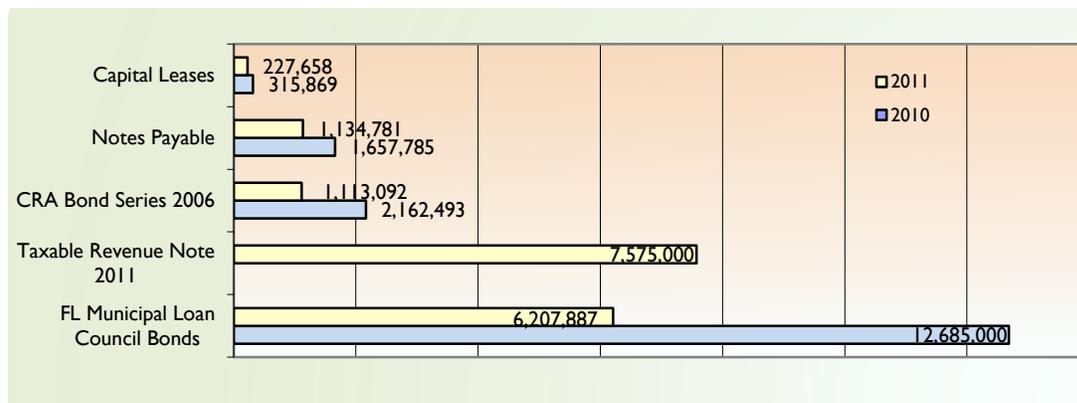
## DEBT STRUCTURE

The table and graph below illustrates the City's long-term obligations as of September 30, 2010 and September 30, 2011.

Long Term Obligations	2010	2011
FL Municipal Loan Council Bonds	12,685,000	6,207,887
Taxable Revenue Note 2011	0	7,575,000
CRA Bond Series 2006	2,162,493	1,113,092
Notes Payable	1,657,785	1,134,781
Capital Leases	315,869	227,658
	<b>16,821,147</b>	<b>16,258,418</b>



The table below represents the City's annual financial obligations for our outstanding revenue notes payable and notes payable.



### Total Debt Service Requirements

The following is a summary of changes in long-term liabilities of the City for governmental activities for the year ended September 30, 2011:

Governmental Activities	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
FL Municipal Loan Council Bonds	12,685,000	0	5,690,000	6,995,000	185,000
Taxable Revenue Note, Series 2011	0	7,575,000	0	7,575,000	0
CRA Bond Series 2006	2,162,493	0	1,049,401	1,113,092	236,343
Notes payable	1,657,785	748,223	1,271,227	1,134,781	448,842
Capital leases	315,869	0	88,211	227,658	86,259
Compensated Absences	1,397,642	682,538	751,463	1,328,717	359,499
Deferred Loss Retirement of FLMC Bonds	0	(787,113)	0	(787,113)	0
	<b>18,218,789</b>	<b>8,218,648</b>	<b>8,850,302</b>	<b>17,587,135</b>	<b>1,315,943</b>



## OTHER INFORMATION

### TOP 10 PRINCIPAL PROPERTY TAXPAYERS

(amounts expressed in thousands)

**2011**

Taxpayer	Assessed Valuation	Rank	% Total Valuation
Bakery Associates, Ltd.	\$ 83,900	1	5.93%
RRC 57th Avenue LLC	37,000	2	2.62%
S. Miami Hospital Dev Fund Inc.	18,192	3	1.29%
South Miami Corp.	17,941	4	1.27%
JW Advance LLC	17,135	5	1.21%
Kimco South Miami 634 Inc.	15,607	6	1.10%
Larkin Community Hospital, Inc.	15,369	7	1.09%
Capstone Capital Trust, Inc.	13,230	8	0.94%
Promed Sunset LLC	12,283	9	0.87%
Valencia South Miami LLC	11,793	10	0.83%
	<b>\$ 242,450</b>		<b>17.15%</b>

**Sources:**

Miami-Dade County Tax Assessors' Office 2011 Tax Roll  
 Real/personal property adjusted taxable value of \$1,413,775

### PROPERTY TAX RATES

FY	City	County	School	Other	TOTAL
<b>2003</b>	6.3730	9.4260	9.2520	0.7355	<b>25.7865</b>
<b>2004</b>	7.3730	9.9010	9.1000	0.7355	<b>27.1095</b>
<b>2005</b>	7.2130	9.8112	8.6870	0.7355	<b>26.4467</b>
<b>2006</b>	6.6810	9.6958	8.4380	0.7355	<b>25.5503</b>
<b>2007</b>	5.8810	9.4593	8.1050	0.7355	<b>24.1808</b>
<b>2008</b>	4.8180	7.9198	7.9480	0.6585	<b>21.3443</b>
<b>2009</b>	5.2790	8.1534	7.7970	0.6585	<b>21.8879</b>
<b>2010</b>	4.9526	8.2322	7.9950	0.6585	<b>21.8383</b>
<b>2011</b>	4.9526	9.2518	8.2490	0.6585	<b>23.1119</b>

### PROPERTY ASSESSED VALUE

(amounts expressed in thousands)

Year	Real Property	Personal Property	Total Value
2001	\$ 723,957	\$ 90,942	\$ 814,899
2002	733,156	85,367	818,523
2003	798,292	81,734	880,026
2004	919,791	83,712	1,003,503
2005	1,125,391	86,708	1,212,099
2006	1,363,371	82,658	1,446,029
2007	1,579,948	86,150	1,666,098
2008	1,621,815	69,137	1,690,952
2009	1,455,867	78,411	1,534,278
2010	1,350,917	71,712	1,422,629
2011	1,347,024	66,751	1,413,775

**Note:** Property within in the City is reassessed each year at actual value. Tax rates are \$1,000 of assessed value.

*Miami-Dade County Department of Property Appraisal-DR-420.*

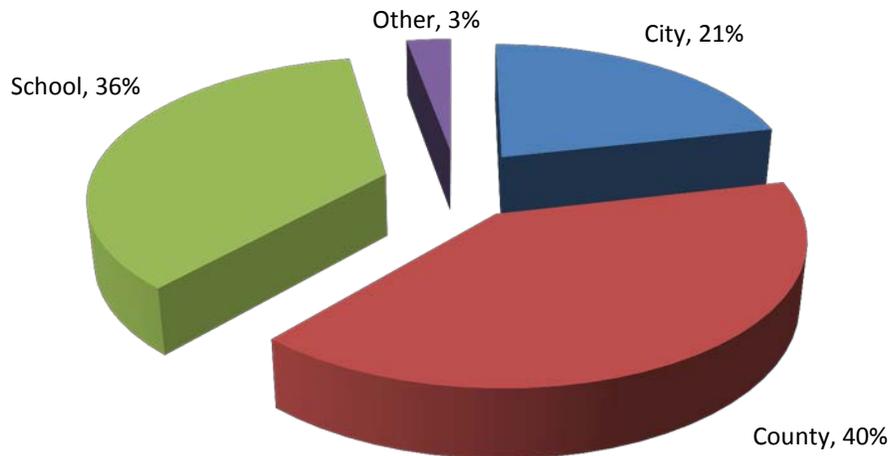


## OTHER INFORMATION (CONT)

### TOP TEN INDUSTRIES

- 1 HEALTHCARE
- 2 RETAIL
- 3 AUTO BODY SHOPS
- 4 RESTAURANTS
- 5 BEAUTY SALONS
- 6 LEGAL SERVICES
- 7 BANKS
- 8 PHARMACY
- 9 FITNESS FACILITIES
- 10 REAL ESTATE

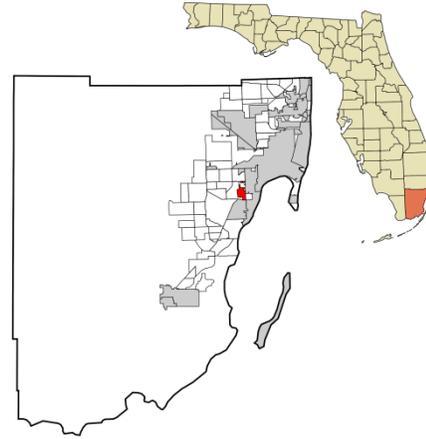
For fiscal year 2011, the total property tax rate for each property owner in the City was 23.1119. The majority of the property tax paid went to Miami-Dade County (9.2518) with the second most going to the School (8.2490). As illustrated below, the City's tax rate represents 21% of the total property tax bill.





## INTERESTING INFORMATION

Quick Facts	
Population:	11,657
Pop. Change:	8.53%
State:	Florida
Metro Area:	Miami-Fort Lauderdale- Miami Beach Metro Area
County:	Miami-Dade County
City:	South Miami



Category	Number			% in Total Population			% Change 2000-2010		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
<b>Total</b>	<b>11,657</b>	<b>5,721</b>	<b>5,936</b>	<b>100</b>	<b>49.08</b>	<b>50.92</b>	<b>8.53</b>	<b>10.68</b>	<b>6.53</b>
Median Age	36.7	34.8	38.7	N/A	N/A	N/A	N/A	N/A	N/A
• 16 and Over	9,579	4,643	4,936	82.17	39.83	42.34	N/A	N/A	N/A
• 18 and Over	9,303	4,499	4,804	79.81	38.59	41.21	12.07	14.13	10.21
• 21 and Over	8,622	4,167	4,455	73.96	35.75	38.22	8.15	N/A	N/A
• 62 and Over	1,851	780	1,071	15.88	6.69	9.19	7.18	N/A	N/A
• 65 and Over	1,520	621	899	13.04	5.33	7.71	3.83	9.91	0

Category	Number	% in Total	
		Housing Units	% Change 2000-2010
<b>Total housing units</b>	<b>5,174</b>	<b>100</b>	<b>16.09</b>
Total: Occupied housing units	4,699	90.82	9.25
Owner-occupied housing units	2,573	49.73	-3.74
Renter-occupied housing units	2,126	41.09	30.59
Population in occupied housing units: Owner-occupied housing units	7,052		
Population in occupied housing units: Renter-occupied housing units	4,507		
Occupied housing units Average household size: Owner-occupied	2.7		
Occupied housing units Average household size: Renter-occupied	2.1		

**Average household size            2.46**  
**Average family size                3.16**

Information provided above was obtained at [HTTP://WWW.LEDGERDATA.COM/CENSUS/FLORIDA/SOUTH-MIAMI-CITY/67550](http://www.ledgerdata.com/census/florida/south-miami-city/67550)



## CITY OF SOUTH MIAMI DIRECTORY

### Contact Us

**CITY OF SOUTH MIAMI CITY HALL**

6130 Sunset Drive  
South Miami, FL 33143  
General Information/Receptionist:  
Tel: (305) 663-6338  
Fax: (305) 663-6345

**CITY MAYOR & COMMISSION**

City Hall, 1st Floor  
Tel: (305) 663-6340  
Fax: (305) 663-6348

**OFFICE OF THE CITY MANAGER**

Hector Mirabile Ph.D., City Manager  
City Hall, 1st Floor  
Tel: (305) 668-2510  
Fax: (305) 663-6345  
[HMIRABILE@SOUTHMIAMI.FL.GOV](mailto:HMIRABILE@SOUTHMIAMI.FL.GOV)

**OFFICE OF THE CITY ATTORNEY**

Thomas F. Pepe, Esq.  
Tel: 305-538-1686  
[TPEPE@SOUTHMIAMI.FL.GOV](mailto:TPEPE@SOUTHMIAMI.FL.GOV)

**OFFICE OF THE CITY CLERK**

Maria M. Menendez, City Clerk  
City Hall, 1<sup>st</sup> Floor  
Tel: (305) 663-6340  
Fax: (305) 663-6348  
[MMENENDEZ@SOUTHMIAMI.FL.GOV](mailto:MMENENDEZ@SOUTHMIAMI.FL.GOV)

**BUILDING DEPARTMENT**

City Hall, 2nd Floor  
Tel: (305) 663-6355  
Fax: (305) 666-4591  
[BUILDING@SOUTHMIAMI.FL.GOV](mailto:BUILDING@SOUTHMIAMI.FL.GOV)

**CODE ENFORCEMENT**

City Hall, 2nd Floor  
Tel: (305) 668-7335  
Fax: (305) 666-4591  
[CODE@SOUTHMIAMI.FL.GOV](mailto:CODE@SOUTHMIAMI.FL.GOV)

**COMM. REDEVELOPMENT AGENCY**

Sylva Martin Building (North of City Hall)  
Stephen David, CRA Director  
Tel: (305) 668-7236  
Fax: (305) 668-7356  
[SDAVID@SOUTHMIAMI.FL.GOV](mailto:SDAVID@SOUTHMIAMI.FL.GOV)

**DEPARTMENT OF FINANCE**

City Hall, 1st Floor  
Tel: (305) 663-6343  
Fax: (305) 663-6346  
[FINANCE@SOUTHMIAMI.FL.GOV](mailto:FINANCE@SOUTHMIAMI.FL.GOV)

**Central Services/Purchasing Division**

Sylva Martin Building (North of City Hall)  
Tel: (305) 667-7806  
[CENTRALSERVICES@SOUTHMIAMI.FL.GOV](mailto:CENTRALSERVICES@SOUTHMIAMI.FL.GOV)

**OFFICE OF HUMAN RESOURCES**

City Hall, 1st Floor  
Tel: (305) 668-3878  
Fax: (305) 668-3877  
[PERSONNEL@SOUTHMIAMI.FL.GOV](mailto:PERSONNEL@SOUTHMIAMI.FL.GOV)  
Job Hotline: (305) 668-2516

**PARKS & RECREATION DEPARTMENT**

5800 S.W. 66th Street  
Tel: (305) 668-3876  
Fax: (305) 668-7388  
[PARKS@SOUTHMIAMI.FL.GOV](mailto:PARKS@SOUTHMIAMI.FL.GOV)

**PLANNING & ZONING DEPARTMENT**

Sylva Martin Building (north of City Hall)  
Tel: (305) 663-6331  
Fax: (305) 668-7356  
[PLANNING&ZONING@SOUTHMIAMI.FL.GOV](mailto:PLANNING&ZONING@SOUTHMIAMI.FL.GOV)

**POLICE DEPARTMENT**

Orlando Martinez De Castro: Chief of Police  
6130 Sunset Drive  
South Miami, FL 33143  
Tel: (305) 663-6301 (Central Dispatch)  
Fax: (305) 663-6353  
[CSMPD@SOUTHMIAMI.FL.GOV](mailto:CSMPD@SOUTHMIAMI.FL.GOV)  
Emergency Call 911

**PUBLIC WORKS & ENGINEERING**

4795 S.W. 75th Avenue  
Miami, FL 33155  
Tel: (305) 403-2067  
Fax: (305) 668-7208  
[PUBLICWORKSDEPT@SOUTHMIAMI.FL.GOV](mailto:PUBLICWORKSDEPT@SOUTHMIAMI.FL.GOV)

**INTERESTED IN MORE FINANCIAL INFORMATION?**

The information in this report is drawn from the City of South Miami Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2011 which may be accessed at [WWW.SOUTHMIAMI.FL.GOV](http://WWW.SOUTHMIAMI.FL.GOV). This report's financial data is consistent with Generally Accepted Accounting Principles (GAAP).

The City's financial statements are designed to provide South Miami citizens, taxpayers, customers, investors, and creditors with a general overview of City finances and to demonstrate the City's accountability of the resources it receives and expends.

I would like to give thanks to the finance staff, all City Departments and the City's Auditors, which helped provide the necessary information in create the City's second ever Popular Annual Financial Report. Please review the CAFR online, or email Alfredo Riverol, [ariverol@southmiamifl.gov](mailto:ariverol@southmiamifl.gov), to request a copy.

City Commission meetings are held the first and third Tuesday of every month.



South Miami Sustainability

Printed on Recycled Paper

[WWW.SOUTHMIAMI.FL.GOV](http://WWW.SOUTHMIAMI.FL.GOV)