



CITY OF MIAMI

POPULAR ANNUAL FINANCIAL REPORT

FISCAL YEAR ENDED:
SEPTEMBER 30TH, 2006

POPULAR ANNUAL FINANCIAL REPORT



City of Miami, Florida
For the Year Ended September 30, 2006

Prepared by the Finance Department



City of Miami, Florida Principal City Officials

September 30, 2006

MAYOR

Manuel A. Diaz

CITY COMMISSION

Angel González, Chairman

Joe M. Sanchez, Vice – Chairman

Thomás P. Regalado, Commissioner

Marc Sarnoff, Commissioner

Michelle Spence-Jones, Commissioner

CITY MANAGER

Pedro G. Hernandez

CITY ATTORNEY

Jorge L. Fernandez

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CITY OF MIAMI, FLORIDA

The City of Miami, known as the “Magic City”, is located in Southeast Florida, in Miami-Dade County on the Miami River, between the Florida Everglades and the Atlantic Ocean. Since its incorporation in 1896, the City has grown tremendously, transforming it into one of the world’s renowned centers where people can work, live and play while enjoying a high quality of life.

The City of Miami, known for its diverse culture and ethnicities is the largest municipality in Miami-Dade County. According to the 2000 census, it has a population of 362,470. By the year 2010 the population in the City is projected to rise to 390,191.

Miami which is known as the Gateway to Latin America attracts a tremendous amount of foreign born people, resulting in a large Latin American population that includes Cubans, Nicaraguans, Colombians, Venezuelans, Puerto Ricans, Argentineans, Ecuadorians, Brazilians, Dominicans, Haitians and Mexicans. According to the 2000 U.S. census, the City has a 60 percent Hispanic population, a 22.3 percent African-American population and an 11.9 percent White/Other population.

Whether you are a resident, visitor or business owner, the City of Miami welcomes you to the shiny City under the sun. Centrally located in a bustling urban area that is bursting with new developments, residential homes and eye catching attractions, Miami is truly a world class destination.

Rich with history Miami has 13 different neighborhoods that contain several historical locations and landmarks. Each neighborhood is fully equipped with full service parks, fire and police stations and Neighborhood Enhancement Team (NET) centers where residents and business owners can go to obtain answers to their questions and help with City services. The NET teams work together with the various departments throughout the City to coordinate resources and resolve problems.

The City of Miami is governed by Mayor Manny Diaz and five City Commissioners which oversee the five districts in the City. For information on your Mayor please click <http://www.ci.miami.fl.us/mayor>. For information on your Commissioner visit http://www.ci.miami.fl.us/City_Officials. For information on City Services please visit the City’s homepage at <http://www.miamigov.com>.

2005 – 2006 Accomplishments

- The American Institute of Architects (AIA) presented Mayor Manny Diaz with a presidential citation for leadership in green building and sustainability.
- GSA Fleet Division was named one of the 100 Best Fleets of North America by Fleet Equipment magazine
- Maintained its bond rating on its general obligation debt of A+ from Standard and Poors, an A- from Fitch Ratings and received an upgrade from Moody's to A2.
- Obtained over \$3.8 million in grants for capital expenditures in the area of Parks and Recreation.
- Improved business and service delivery processes by creating, reviewing, and improving a number of processes such as 311 service requests, tracking permits through GIS and continuous revisions to the Street Closure Permitting process.
- Increased solid waste collection productivity: collected over 260,000 tons of garbage and trash from single family residences and multi-family residences.
- Purchased and installed 400 new litter containers as part of the Department of Solid Waste's ongoing litter container replacement program.
- Created the Miami Modern (MiMo) Historic District, a 27-block long historic district that preserves many of the signature MiMo structures along Biscayne Boulevard.
- Continued to participate in the National Flood Insurance Program by enforcing the Floodplain Management Ordinance in our community. This has saved our citizens 10% in flood insurance premiums which resulted in savings of over \$1.36 million.
- Replaced legacy business systems with new commercially-available software applications with modern technical designs capable of performing best business practices.
- The City's Enterprise Geographic Information System was greatly expanded with 30 additional layers, bringing the City's total GIS layers to 55.
- Received the Award for Outstanding Achievement in Popular Annual Financial Reporting for our 2005 Popular Annual Financial Report.
- Received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for our 2005 Comprehensive Annual Financial Report.

MESSAGE FROM THE MANAGER

To the Citizens of the City of Miami

As City Manager, I am pleased to present the third annual Popular Annual Financial Report for the year ending September 30, 2006.

The City of Miami's Popular Report gives the citizens a snapshot of the City's financial performance and well-being, for the fiscal year ended September 30, 2006. The format is designed to be straightforward and easy-to-read. For anyone who is interested in our City's fiscal stability, I invite you to read this report. Written for the non-financial reader, the report contains valuable, summarized information for every resident.

This Popular Report is presented as a means of increasing public confidence in City government and its elected officials through easier, more user-friendly financial reporting. As you review our Popular Report, I invite you to share any questions, concerns or recommendations you may have.

In addition to the Popular Report, the Finance Department of the City also produces the more detailed Comprehensive Annual Financial Report (CAFR). The CAFR meets stringent government standards and is evaluated by bond rating agencies to assess the City of Miami's financial stability and to determine interest and insurance rates. Information in this report has been taken from the 2006 CAFR.

This report, and the CAFR, may be viewed and downloaded by accessing the City's website at <http://miamigov.com/Finance/index.asp>. Requests for a hardcopy report may be addressed to the Finance Department at 305-416-1324.

It is an exciting time to live in the City of Miami. Our area is evolving and growing as more people recognize the beauty of our City and our resources; we are becoming a world-renowned center where people can work, live and play while enjoying a high quality of life.

Sincerely,

Pedro G. Hernandez
City Manager

ABOUT THIS REPORT

This report provides a brief analysis of where City revenues come from and how they are spent, as well as some economic information about our communities. The Popular Annual Financial Report (PAFR) of the City of Miami is presented as a means of increasing public awareness about the City's financial condition through a more user-friendly presentation.

The financial information presented here 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 the year in great detail and is prepared in conformance with accounting principles generally accepted in the United States (GAAP) and includes financial statements audited by Rachlin Cohen & Holtz LLP. The presentation here reflects the City's government-wide data as well as data on governmental operations. Information on governmental funds are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Governmental activities data is presented on the accrual basis of accounting and the economic resources measurement focus. Those activities are primarily supported by tax dollars for services such as parks and recreation, public safety and transportation. Governmental activities can be further subdivided between operations and capital activities; Capital project activities are dollars spent to construct, acquire or improve major facilities of the government.

Our Popular Report includes a condensed statement of net assets and statement of activities. The statement of net assets presents information on all assets and liabilities of the City, with the difference between assets and liabilities reported as net assets. The statement of activities presents information on all revenues and expenses of the City and the change in net assets. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions of the City. This Popular Report, because of its summary nature, does not conform to GAAP and associated reporting standards set forth by applicable governing bodies and is not audited. The GAAP basis financial statements are presented in the City's CAFR which includes the City's component units and the presentation of individual funds, as well as full disclosure of all material events, financial and non-financial, in the notes to the financial statements. Individuals who desire to review GAAP basis, full disclosure financial statements should refer to the City's CAFR. The City's CAFR is available upon request of the Finance Department or through the City's website at www.miamigov.com.

We wish to express our appreciation to the City's Office of Communication for the use of the photographs and General Services Administration for the reproduction of this report.

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 the City of Miami for its Popular Annual Financial Report for the fiscal year ended September 30, 2005. 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.

An Award for Outstanding Achievement in Popular Annual Financial 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.

Award for Outstanding Achievement in Popular Annual Financial Reporting

PRESENTED TO

**City of Miami
Florida**

for the Fiscal Year Ended

September 30, 2005



Thomas H. Han
President

Jeffrey L. Esser
Executive Director



MIAMI GOVERNMENT

No other city in the United States is like Miami. Since its foundation, barely 108 years ago, Miami has gone through times of turmoil and triumph. However, its increasingly diverse population has been able to turn a tourist oriented city into a glowing, cosmopolitan, international metropolis.

The City of Miami was incorporated on July 28, 1896. The City Charter was adopted by the electors of the City of Miami at an election held May 17, 1921 and legalized and validated by Chapter 9024 of the laws of the State of Florida of 1921. During fiscal year 1997, the residents of the City voted on a referendum that created single-member districts and an Executive Mayor form of government. The City Commission governs and legislates the City of Miami. It has five members elected on a district basis for a four-year term. Commission meetings are scheduled the second and fourth Thursday of the month at 9:00 am and are open to the public.

The Commissioners make policy decisions, which are implemented by the City Manager. The City Manager is appointed by the Mayor and confirmed by the Commission. The Manager is the head of the administrative branch of City government and is responsible to the Mayor for the proper administration of all affairs of the City. Pedro G. Hernandez serves as City Manager.

The Commission is responsible for adopting an annual budget for all the City departments. A large portion of the budget process for city governments in Florida is statutorily driven per section 200.065, Florida Statutes. The office of Strategic Planning, Budgeting and Performance works with City departments to develop a budget for the upcoming fiscal year. The budget is legally enacted annually by fiscal year, October 1 through September 30.

In 1955, the Florida Legislature approved and submitted to a general election, a constitutional amendment designed to give a new form of government to Miami-Dade County, Florida (the "County"). The County is, in effect, a municipality with governmental powers affecting thirty cities and unincorporated areas, including the City of Miami. The County has not displaced nor replaced the cities' powers, but supplements them. The County can take over particular activities of the City's operation if (1) the services fall below minimum standards set by the County Commission, or (2) with the consent of the governing body of the City. Accordingly, the County's financial statements are not included in the City's Comprehensive Annual Financial Report or in this Popular Report.

FINANCIAL OVERVIEW

The City's financial activities are accounted for primarily in the governmental funds where the focus is not profit or loss, but rather on services rendered and the cost to provide those services. The City does not have any business-type activities.

REVENUES ARE MONIES THE CITY RECEIVES FROM A VARIETY OF SOURCES TO PAY FOR THE SERVICES IT PROVIDES

PROGRAM REVENUES include:

Charges for Services – licenses, permits, and other fees, fines, forfeitures, and charges paid by the recipients of goods or services offered by City programs.

Operating (and Capital) grants and contribution – grants and contributions received from other governments, organizations and individuals that are restricted in some manner; and investment earnings that are restricted to meeting the operational or capital requirements of a particular program.

GENERAL REVENUES are those revenues that are not classified as program revenues. All taxes, even those that are levied for a specific purpose are considered general revenues.

Property Taxes – Taxes levied against the assessed valuation of real property in Miami for the current year. The tax is expressed as a “mill” or \$1 in taxes for every \$1,000 of assessed valuation.

State Revenue Sharing – Revenues received by the State and proportionately shared with units of local government, including sales and fuel taxes.

Communication Service Taxes – Tax levied against the usage of telecommunication and cable services administered by the State of Florida.

Investment Earnings – Income earned based on market values of the City's surplus funds.

Other – Includes all other revenues not specifically mentioned above.

EXPENSES ARE THE AMOUNTS SPENT
TO PROVIDE SERVICES TO CITIZENS

GENERAL GOVERNMENT includes services for the general operations of the City departments such as finance, purchasing, information technology, and risk management.

PLANNING & DEVELOPMENT includes services that oversee growth and development in the City and provide communities and businesses with access to the tools that help strengthen and sustain the local economy.

COMMUNITY DEVELOPMENT includes services that develop and improve the economic condition of the community and its citizens, including housing assistance.

COMMUNITY REDEVELOPMENT AREAS includes services designed to revitalize specifically designated areas through the implementation of sound infrastructure improvements, stimulating the creation of new jobs and improving the quality of life.

PUBLIC WORKS includes services that design, construct, operate, maintain and rehabilitate public works and infrastructure projects and program.

PUBLIC SAFETY includes emergency medical, fire services, building inspections and police services.

PUBLIC FACILITIES includes services that coordinate the use of City facilities at affordable rates to our citizens.

PARKS & RECREATION includes services provided through the city parks, including summer camps, swimming lessons and daycare services.



SUMMARY FINANCIAL INFORMATION

The Statement of Activities, known by many as the income statement, is designed to provide a record of the money received and spent by the City.

CONDENSED STATEMENT OF ACTIVITIES

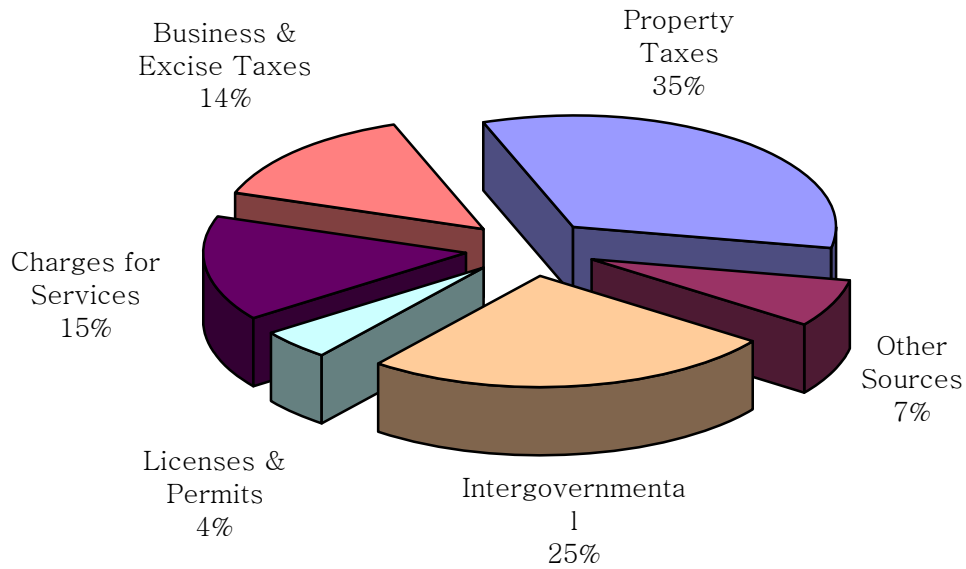
SEPTEMBER 30

REVENUES	2006	2005
Program revenues		
Charges for services	\$ 196,854,741	\$ 186,023,582
Operating grants and contributions	34,889,443	59,414,862
Capital grants and contributions	72,067,622	38,161,382
General revenues		
Property taxes	246,474,585	212,009,372
Franchise taxes	41,342,214	35,918,724
State revenue sharing - unrestricted	12,947,019	12,581,352
Sales and other use tax	25,800,341	23,422,160
Public service taxes	57,991,178	61,114,292
Investment earnings - unrestricted	14,477,950	5,866,114
Loss on disposal of assets	-	(3,387,124)
Other	768,737	1,891,124
Total Revenues	\$ 703,613,830	\$ 633,015,840
EXPENSES		
General government	85,315,437	78,336,822
Planning and development	16,911,621	16,259,651
Community development	41,054,245	55,264,647
Community redevelopement areas	6,331,328	4,968,422
Public works	65,958,181	70,987,541
Public safety	347,976,631	325,533,600
Public facilities	14,917,431	12,949,751
Parks and recreation	25,718,056	24,293,055
Interest on long-term debt	21,560,094	22,201,669
Unallocated depreciation	26,690,642	26,147,088
Total Expenses	\$ 652,433,666	\$ 636,942,246
Change in net assets	51,180,164	(3,926,406)
Beginning net assets	680,553,092	671,501,732
Restatement	23,614	12,977,766
Beginning net assets, as restated	680,576,706	684,479,498
Ending net assets	\$ 731,756,870	\$ 680,553,092

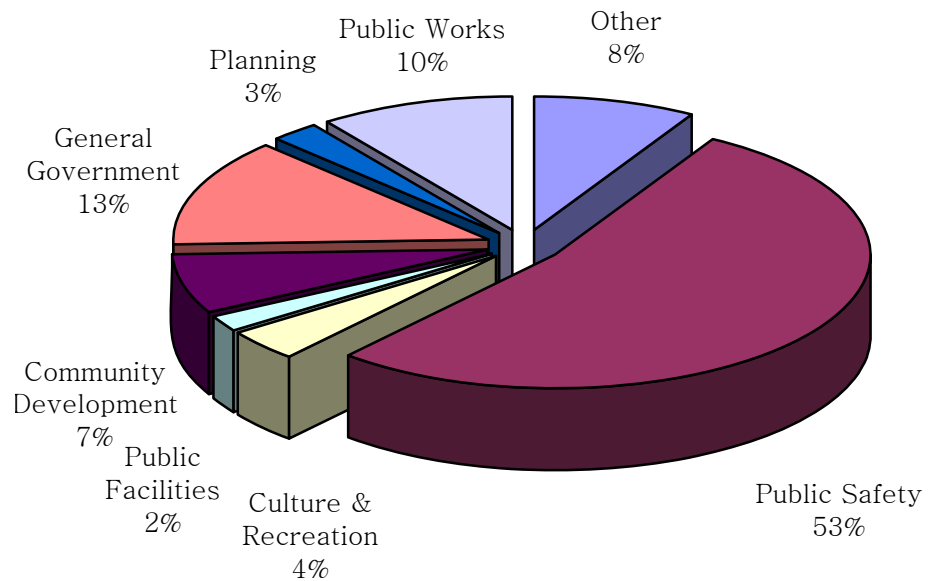
Governmental Activities increased the City's net assets by \$51,180,194. Key elements of this decrease are as follows:

- The increase in charges for services in the current year was primarily due to an increase in impact fees and private contributions.
- The decrease in operating grants and contributions is primarily the result of a decrease in U.S. Department of Housing and Urban Development Grants as well as a decrease in U.S. Department of Agriculture grants in the Parks Department.
- The increase in capital grants and contributions is primarily due to FEMA (\$30 million) as well as an increase in the Urbanized Area Security Initiative of approximately \$6 million.
- Property taxes increased by 16.26% (\$34.47 million) during the year. The increase was due to a 23.02% (\$5.05 billion) increase of the net assessed value of taxable property. The City has decreased the overall millage rate for the last seven years to the current rate of 9.2645 (Operating: 8.4995, Debt Service: 0.765).
- Community development expenses decreased due to a reduction of Community Development Block Grant funds received during the current fiscal year.
- Public works expenses decreased due to maintenance costs not realized due to the timing of certain capital projects being completed.
- Public safety experienced an increase of \$22.4 million in expense. The primary reason for the increase was due to additional expenses related to Hurricane Wilma.
- The increase in general government, public facilities and parks and recreation expense is primarily due to additional expenses related to Hurricane Wilma.

WHERE THE MONEY COMES FROM



WHERE THE MONEY GOES

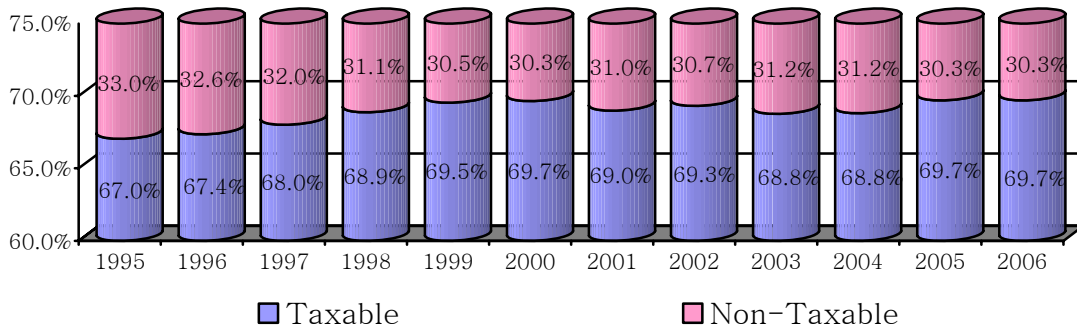


TAX REVENUES

In FY 2006, the City of Miami received \$234,563,398 from property taxes, the City's largest revenue source. Property tax revenue has continued to grow due to the increase in assessed property values throughout our communities. Property tax revenue and assessed valuation have increased 10.64% and 23.02% from the prior year, respectively.

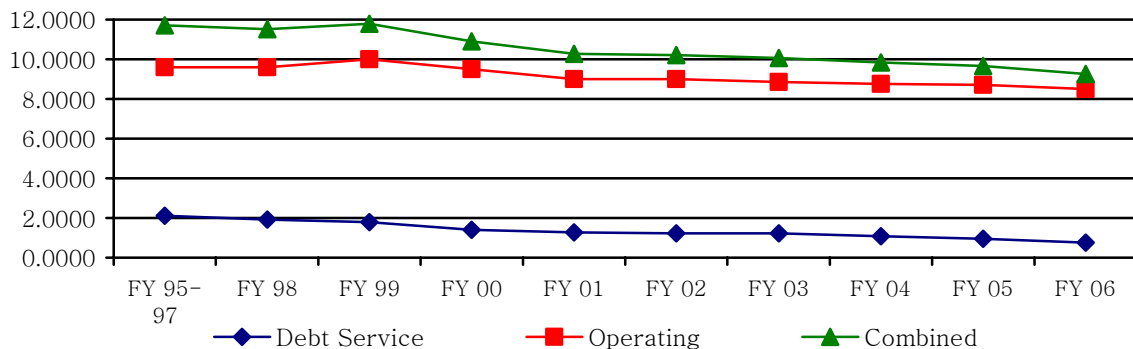
TAXABLE VERSUS GROSS VALUE – EXEMPTIONS AT A GLANCE

Ad valorem taxes are taxes levied against the assessed valuation of real and tangible personal property. The amount of taxes levied by a municipality is dependent on the millage rate in effect and the final taxable values, which is the gross taxable value adjusted for exemptions. The difference between the gross value and those exemptions and adjustments is what is known as a municipality's taxable value. The taxable value is the true value which taxes are levied against. Within the City of Miami, the preliminary value assessment of those exemptions for 2006 equated to a little over \$12.2 billion. This amount represented 34.3% of the gross taxable value of approximately \$39.1 billion for that year.



MILLAGE RATES – OPERATING AND DEBT SERVICE

A Mill is expressed as a \$1 in taxes for every \$1,000 of assessed valuation. This is the rate that is calculated with the taxable value to show the amount of ad valorem taxes levied by a municipality. For Fiscal Year 2006, the operating and debt service millage rates for the City of Miami are shown below.





ASSETS ARE THOSE ITEMS OWNED BY THE CITY THAT WILL PROVIDE A BENEFIT IN THE FUTURE.

CASH is the amount of physical cash held by the City in checking accounts and on hand for purpose of paying expenses.

RECEIVABLES represent the amounts that are owed to the City and are expected to be paid over the course of the next twelve months.

CAPITAL ASSETS represent furniture, equipment, vehicles, land, buildings, and the City's infrastructure that provide for an economic benefit to the City for more than one year.

OTHER ASSETS represent all other assets owned by the City.

LIABILITIES ARE THOSE ITEMS THAT THE CITY OWES TO
INDIVIDUALS, COMPANIES, GOVERNMENTS, AND LENDERS

PAYABLES are those payments that the City owes to companies or individuals who supply services or goods to the City.

BONDS AND LOANS are the amounts owed for the issuance of debt on which the City still owes.

COMPENSATED ABSENCES are those payments that the City owes to employees for accrued leave balances, including unused vacation and sick time, upon the employee's separation from service.

OTHER LIABILITIES represent all other amounts owed by the City.

The Statement of Net Assets, traditionally known by many as the balance sheet, is designed to provide a picture of the major components of the primary government's financial position at the end of the year.

CONDENSED STATEMENT OF NET ASSETS

SEPTEMBER 30

ASSETS	2006	2005
Cash and investments	\$ 396,225,000	\$ 444,952,010
Receivables, net	85,007,322	68,518,922
Capital assets	923,954,326	864,525,081
Other assets	<u>4,445,107</u>	<u>5,594,569</u>
Total Assets	\$ <u>1,409,631,755</u>	\$ <u>1,383,590,582</u>
LIABILITIES		
Payables and accrued liabilities	\$ 78,854,774	\$ 86,815,343
Bonds and loans	401,402,943	420,807,857
Compensated absences	70,759,099	72,413,989
Other liabilities	<u>127,558,069</u>	<u>123,000,301</u>
Total Liabilities	\$ <u>678,574,885</u>	\$ <u>703,037,490</u>
NET ASSETS	\$ <u><u>731,056,870</u></u>	\$ <u><u>680,553,092</u></u>

Net assets may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceed liabilities by \$731,756,870 at the close of the most recent fiscal year.

The largest portion of the City's net assets (87.59%) reflects its investment in capital assets (e.g., land buildings, machinery and equipment); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net assets (25.81%) represents resources that are subject to external restrictions on how they may be used.

The remaining unrestricted net assets deficit of \$98,069,477 is primarily due to outstanding borrowings of approximately \$68.87 million for which there are no off-setting assets.

The deficit in unrestricted net assets in governmental activities increased by \$16,022,257. The increase in the deficit was primarily attributable to the accrual of certain claims and other liabilities.



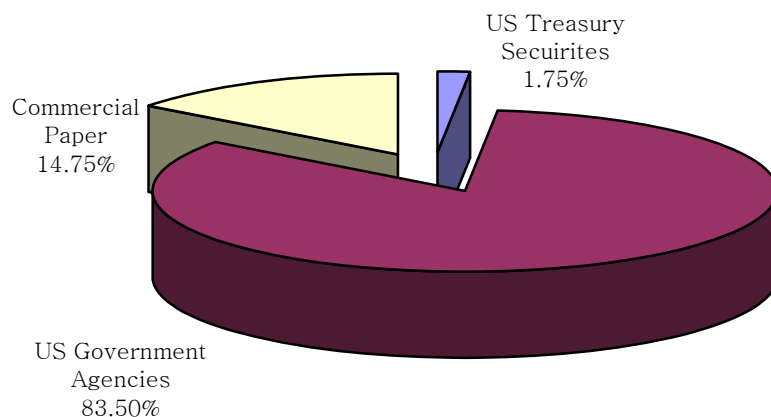
INVESTMENT OVERVIEW

During fiscal year 2006, the City's investment portfolio ranged from \$407 million to \$509 million. The portfolio is invested to provide interest income that is budgeted as a revenue source. The Finance Director and Treasurer invest this money according to a written investment policy approved by the City Commission.

The City of Miami's investment policy is certified by the Association of Public Treasurers. The Certification Program was instituted in an effort to assist state and local governments interested in drafting or improving upon an existing investment policy against critical elements of a 'model' investment policy. Critical elements include: liquidity; internal controls; reporting; portfolio diversification; custody and safekeeping; ethics; and conflicts of interest.

This policy dictates how the City's money, or portfolio, can be invested. This policy first assures that any investments are of a minimum risk. Although sometimes higher interest rates are bypassed to do this, the primary concern is to prevent any principal being lost through unsafe investments. The policy also assures liquidity, or that cash will be available as needed to pay any bills. The third criterion to be considered is yield or interest rate. Given the same risk and liquidity for different investments, the final selection will be based on the highest yield.

The Finance Director and Treasurer invest frequently, diversifying the portfolio to generate the highest yield possible. During fiscal year 2006, the investments earned an average of 3.311% and generated \$14.5 million in investment earnings. The graph below is a breakdown of the portfolio by type of investment.



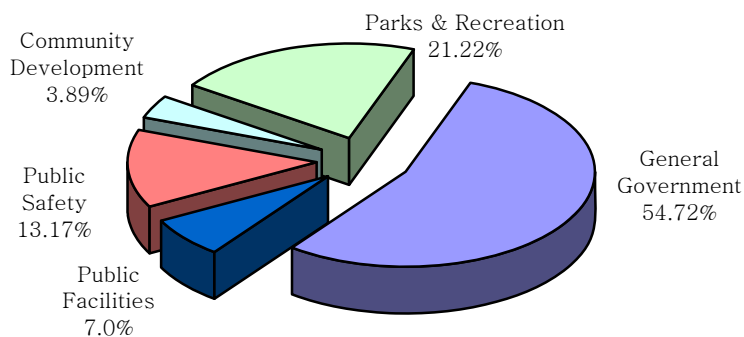
DEBT OVERVIEW

The City of Miami's Debt Policy is certified by the Association of Public Treasurers. The Certification Program guides governments in effective preparation of comprehensive capital financing policies. Its main purpose is to provide finance officers with objective assistance in policy formulation.

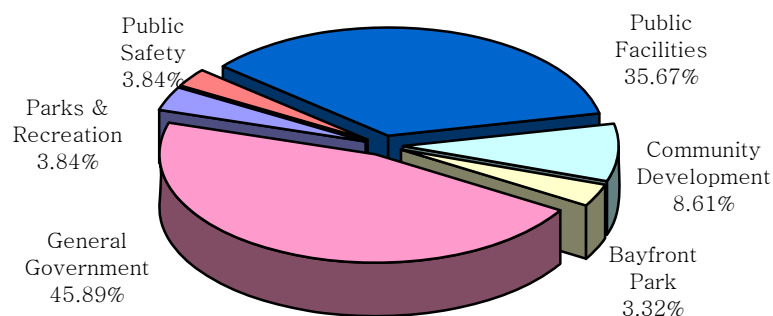
A debt policy is only certified when the Association's Review Team acknowledges that the policy has successfully met all criteria – including consistency with the governmental entity's legal authority and appropriateness for the policy's capital funding objectives.

The City of Miami uses the following debt instruments for long and short term financing:

GENERAL OBLIGATION BONDS are bonds supported by a pledge of the full faith and credit of the City as a method of repayment. As of September 30, 2006, the City has \$218,612,480 in general obligation bonds outstanding to support various City projects.



SPECIAL REVENUE BONDS are bonds supported by non-ad valorem revenues. As of September 30, 2006, the City has \$182,790,463 in special revenue bonds outstanding to support various City projects.



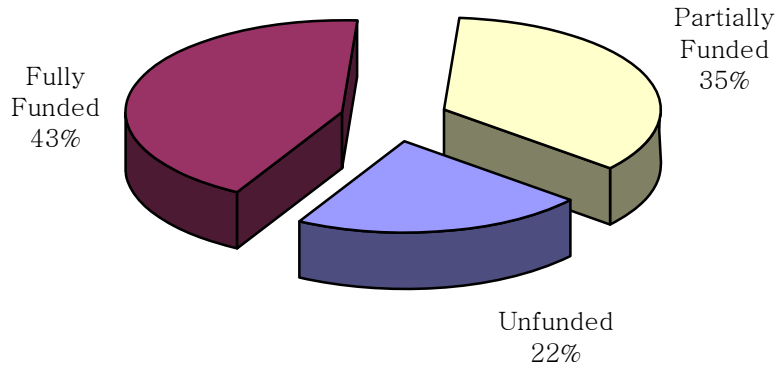
CAPITAL IMPROVEMENT PLAN

The City of Miami’s Capital Improvement Plan is an official statement of public policy regarding long-range physical improvements in support of priority themes identified by the Mayor and the City Manager. A capital improvement is defined as a capital or “in-kind” expenditure of \$5,000 or more, resulting in the acquisition, improvement, or addition to fixed assets in the form of land, buildings or improvements, more or less permanent in character, and durable equipment with a life expectancy of at least three years.

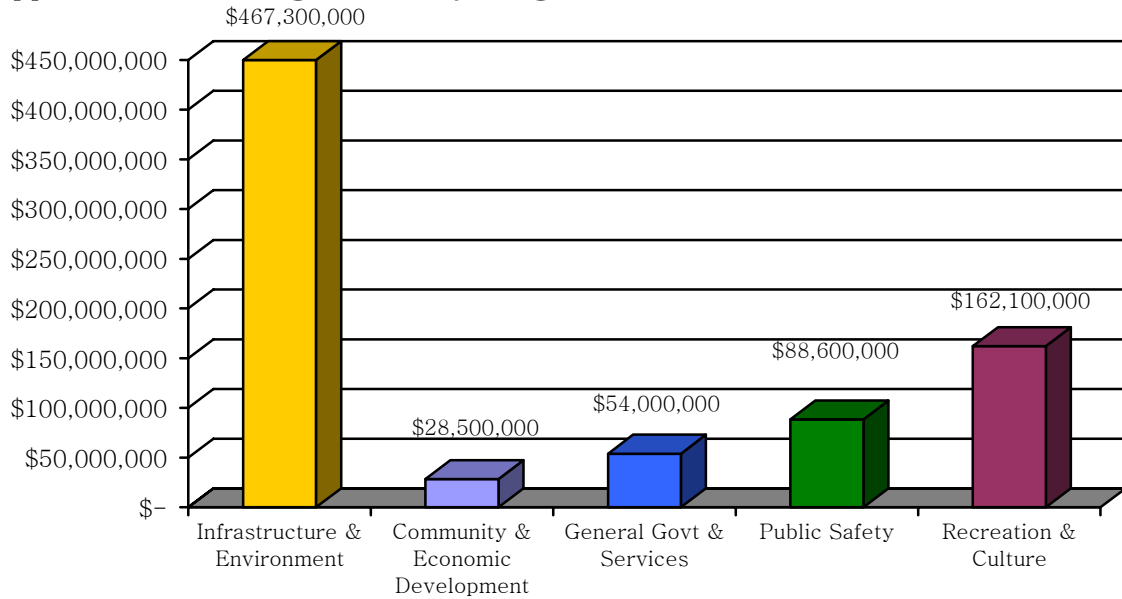
Within the Capital Improvement Plan, City projects and departments are grouped into five Program Areas supporting the City’s Vision and Strategic Planning Process: Public Safety, Recreation & Culture, Infrastructure & Environment, Community & Economic Development, and General Government & Services. This grouping directly aligns each department’s capital plan strategy and accountabilities with the City Administrations priority themes, and links capital projects along functional lines to better capture and evaluate the resources and results. Departmental projects within the five program areas directly point to the primary intent or function of each job.

Capital Plan Program Areas	Department	Strategic Objectives		
		Invest in Neighborhood & Environmental Quality	Improve Economic Health and Development	Operate as a Service Focused Organization
Public Safety	Fire-Rescue			X
	Police		X	X
Recreation & Culture	Parks & Recreation	X		X
	Public Facilities	X		X
Infrastructure & Environment	CIP & Transportation	X	X	X
	Public Works	X		X
	Solid Waste	X		X
Community & Economic Dev	Planning	X	X	X
	Economic Development	X	X	X
General Government & Services	Information Technology			X
	GSA & Facilities Mgmt			X
	Building			X
	Communications			X
	NET	X		X

Capital projects with a total estimated value in excess of \$1.4 billion have been identified citywide. Throughout the capital plan, department projects are classified as “funded”, “partially funded” or “unfunded”, based on the current availability of funds for each project.



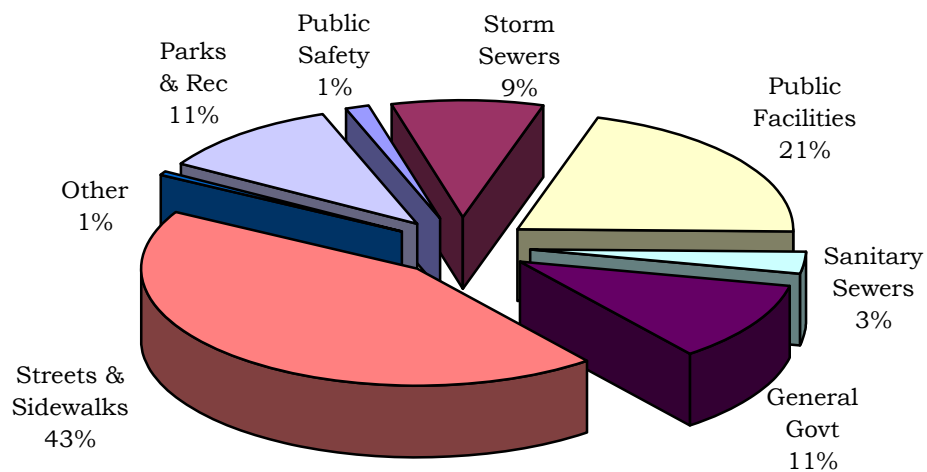
Approximate Funding Dollars by Program Area



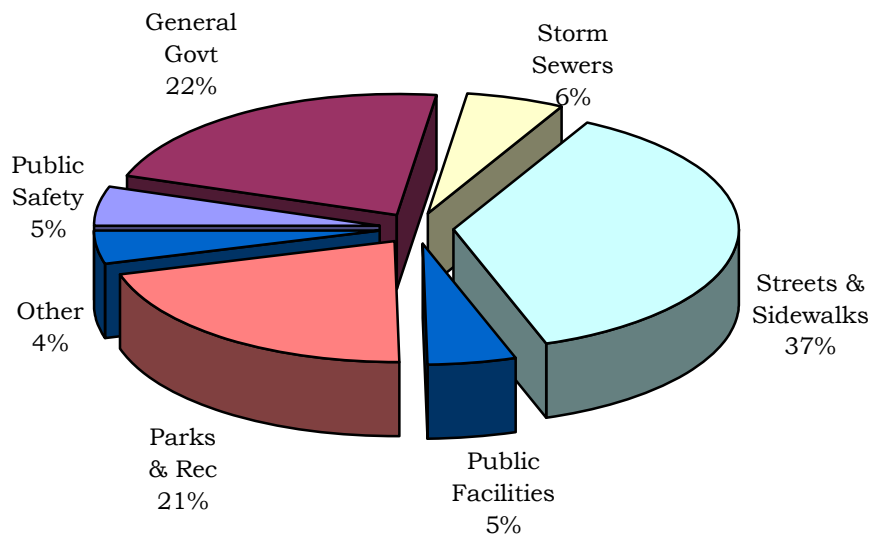
CAPITAL PROJECTS REVENUES & EXPENDITURES

Capital project funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities and infrastructure. The financial resources of capital projects funds come from several different sources including general obligation bonds, state and federal government grants, and appropriations from the general or special revenue funds.

REVENUES



EXPENDITURES



OTHER FINANCIAL INFORMATION

Top Ten Taxpayers (1)

1	SRI Miami Ventures, LP	Real Estate Investments	\$ 287,500,000
2	Teachers Ins & Annuity	Real Estate Investments	\$ 262,400,000
3	Florida Power and Light	Utility	\$ 256,476,400
4	Prudential Insurance Co.	Real Estate Investments	\$ 167,000,000
5	1111 Brickell Office LLC	Real Estate Investments	\$ 128,800,000
6	Terremark	Real Estate Investments	\$ 125,390,640
7	Park Place	Real Estate Investments	\$ 113,983,400
8	Biscayne Tower Group	Office Building	\$ 100,600,000
9	Swire Properties	Real Estate Investments	\$ 88,695,770
10	Ceders Healthcare Group	Healthcare	\$ 83,689,870

Property Tax Rates (1)

<u>Year</u>	<u>City of Miami</u>	<u>County</u>	<u>Schools</u>	<u>State</u>	<u>Special Districts</u>	<u>Total</u>
2006	9.2645	6.548	8.438	0.7355	0.486	25.4728
2005	9.6663	6.664	8.687	0.7355	0.486	26.2390
2004	9.8425	6.754	9.100	0.7355	0.486	26.9180
2003	10.0680	6.279	9.252	0.7355	0.486	26.8205
2002	10.2130	6.265	9.376	0.7355	0.451	27.0405
2001	10.2750	6.403	9.617	0.7380	0.351	27.3840
2000	10.9000	6.625	9.744	0.6410	0.321	28.2310
1999	11.7900	6.860	10.260	0.6440	0.334	29.9965
1998	11.5195	7.268	10.462	0.7470	-	30.3635
1997	11.7055	7.582	10.366	0.7100	-	30.7275

Population and Assessed Value

<u>Fiscal Year</u>	<u>Population (2)</u>	<u>Net Assessed Value (1)</u>
2006	362,470	\$ 26,977,377,288
2005	362,470	\$ 21,929,712,057
2004	362,470	\$ 18,871,123,318
2003	362,470	\$ 16,937,886,770
2002	362,470	\$ 15,113,061,441
2001	362,470	\$ 13,771,366,359
2000	365,548	\$ 13,113,056,310
1999	365,548	\$ 12,376,009,783
1998	365,548	\$ 11,696,969,554
1997	365,548	\$ 11,349,392,794

(1) Miami-Dade County Property Appraiser's Office

(2) Estimates provided by the State of Florida, Division of Population Studies, Bureau of Business and Economic Research, University of Florida.

HOW TO CONTACT US

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WWW.MIAMIGOV.COM

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Tomas P. Regalado (District 4) 305-250-5420

Michelle Spence Jones (District 5) 305-250-5390

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This report, as well as a variety of other information, can be obtained by visiting the City's web-site on the world wide web at:

<http://miamigov.com/Finance/Index.asp>



Questions, comments or suggestions regarding this report can be directed to Diana M. Gomez, Finance Director, at 305-416-1324. Email: dgomez@miamigov.com