

CITY OF MIAMI MIDTOWN COMMUNITY  
REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)

Basic Financial Statements

September 30, 2025

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
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SEPTEMBER 30, 2025

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors  
City of Miami Midtown Community Redevelopment Agency:

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Miami Midtown Community Redevelopment Agency (the Agency), a component unit of the City of Miami, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

### **Responsibilities of Management for the Financial Statements**

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 3, 2026 on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting.

*Richie Tandoc, P.A.*

Miami, Florida  
February 3, 2026

This section of the City of Miami Midtown Community Redevelopment Agency (the Agency) financial statement presents management's analysis of the financial performance during the fiscal year that ended September 30, 2025. This discussion addresses whether or not the Agency as a whole is better off or worse off as a result of this year's activities.

### **Overview**

The Agency was established in 2005 by the City of Miami, Florida (the City) under the provisions of Section 163.330, Florida Statutes. The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity of the Midtown area.

The Agency's primary source of revenue is tax increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations.

On June 30, 2005, the Agency entered into an Interlocal Cooperation Agreement (the Original Agreement) with the City, Miami-Dade County (the County), and the Midtown Community Development District (the "District"), whereby tax increment revenues collected by the City and County would be paid to Midtown and used in accordance with the approved budget and redevelopment plan and terms and conditions of the Original Agreement. In accordance with the redevelopment plan, the Agency pledged the tax increments revenues received from the City and County to the repayment of the debt service of bonds issued by the District, which bonds were issued on July 28, 2004, and refinanced in 2014. In accordance with the Original Agreement, any shortfalls in the debt service are to be paid by the District, not the Agency. However, the terms of the Original Agreement were amended significantly on September 23, 2008 (the Amended Agreement), whereby the Agency is now responsible for any shortfall of the tax increment revenues pledged for the repayment of the annual debt service requirements. Any funds remaining after payment of the current year's debt service, such amounts should be applied to reduce any historical cumulative shortages occurred in prior years. If the tax increment revenues exceed the debt service coupled with the debt service shortfall, said surplus shall be paid to the property owners of record in the district. Further, the Agency's policy is set by a board of directors comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City; and its management plan is executed by a small professional staff led by its executive director.

### **Financial Highlights**

At the close of the current fiscal year, the Agency has a fund balance/net position balance of \$1,916,802, which is an decrease of \$4,223,393 from the prior year. The Agency did not incur any debt during the current fiscal year.

### **Overview to the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

In addition, the Agency reports, as required supplementary information, a budget to actual comparison and notes to the required supplementary information.

### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business (i.e. economic resources and measurement focus).

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements may be found on pages 7 and 8 of this report.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the Agency are categorized as governmental funds.

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

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

The Agency maintains one governmental fund during fiscal year 2025. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for General fund.

The basic governmental fund financial statements can be found on pages 9 and 10 of this report.

### **Notes to the Basic Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 11 to 14 of this report.

**Budgetary Highlights**

The Agency adopts an annual budget on an individual fund basis. Budgetary comparison schedules have been provided for the General Fund to demonstrate compliance with the budget on page 15 of this report.

The legal level of control is maintained at the fund level. There were no budget amendments in the current year. The total budgeted expenditures were in the amount of \$18,838,550.

**Financial Analysis**

**Government-Wide Analysis**

Our analysis of the financial statements of the Agency begins below. The Statement of Net Position and the Statement of Activities report information about the Agency's activities that will help answer questions about the position of the Agency. A comparative analysis is provided below.

Table A-1  
**Summary of Net Position**

	<u>FY 2025</u>	<u>FY 2024</u>
Current assets	\$ <u>1,921,902</u>	\$ <u>6,140,195</u>
Current liabilities	<u>5,100</u>	<u>-</u>
Net position:		
Restricted	<u>1,916,802</u>	<u>6,140,195</u>
Total net position	\$ <u>1,916,802</u>	\$ <u>6,140,195</u>

Net position may serve over time as a useful indicator of a government's financial position. Government activities increased the Agency's net position by \$4.2M or 69% for the year ended September 30, 2025. Key elements of the change are described below.

Table A-2  
**Summary of Changes in Net Position**

	<u>FYE 2025</u>	<u>FYE 2024</u>
Revenues:		
General revenues:		
Tax increment revenue	\$ 13,918,164	\$ 12,957,996
Investment income	<u>653,149</u>	<u>282,709</u>
Total revenues	<u>14,571,313</u>	<u>13,240,705</u>
Expenses:		
General government	20,400	129,580
Interest on long-term obligations	<u>18,774,306</u>	<u>11,925,121</u>
Total expenses	<u>18,794,706</u>	<u>12,054,701</u>
Change in net position	\$ <u>(4,223,393)</u>	\$ <u>1,186,005</u>

Total expenses exceeded tax increment revenue and investment income in the current year, which resulted in a decrease in the total net position as of September 3, 2025.

### **Governmental Fund Analysis**

The focus of the Agency's governmental fund is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

The General Fund is the operating fund of the Agency. At the end of the current year, a restricted fund balance of \$1,916,802 consisted of unspent tax increment financing revenues restricted for redevelopment projects.

Total expenses exceeded tax increment revenue and investment income in the current year, which resulted in a decrease in the total net position as of September 3, 2025.

### **Requests for Information**

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, 1401 North Miami Avenue, Miami, Florida 33136.

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
 (A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
 STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2025

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current assets:	
Cash	\$ 1,846,544
Interest receivable	<u>75,358</u>
Total assets	<u>1,921,902</u>
 <b>LIABILITIES</b>	
Current liabilities:	
Accounts payable and accrued liabilities	<u>5,100</u>
 <b>NET POSITION</b>	
Restricted for redevelopment projects	<u>1,916,802</u>
Total net position	<u>\$ 1,916,802</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	<u>Expenses</u>	<u>Program Revenues</u>	Net Revenue (Expense) and Changes in Net Position
		<u>Operating Grants and Contributions</u>	
Governmental Activities:			
General government	\$ 20,400	\$ -	\$ (20,400)
Community redevelopment	<u>18,774,306</u>	<u>-</u>	<u>(18,774,306)</u>
Total expenses	<u>\$ 18,794,706</u>	<u>\$ -</u>	<u>(18,794,706)</u>
General revenues:			
Tax increment revenue			13,918,164
Investment income			<u>653,149</u>
Total general revenues			<u>14,571,313</u>
Change in net position			(4,223,393)
Net position - beginning of the year			<u>6,140,195</u>
Net position - end of the year			<u>\$ 1,916,802</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
BALANCE SHEET - GENERAL FUND  
SEPTEMBER 30, 2025

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ASSETS	
Cash	\$ 1,846,544
Interest receivable	<u>75,358</u>
Total assets	<u>\$ 1,921,902</u>
LIABILITIES	
Accounts payable and accrued liabilities	\$ 5,100
FUND BALANCE	
Spendable:	
Restricted for redevelopment projects	<u>1,916,802</u>
Total liabilities and fund balance	<u>\$ 1,921,902</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
 (A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
 GENERAL FUND  
 YEAR ENDED SEPTEMBER 30, 2025

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REVENUES	
Tax increment	\$ 13,918,164
Investment income	<u>653,149</u>
Total revenues	<u>14,571,313</u>
EXPENDITURES	
Current:	
General government	20,400
Community redevelopment	<u>18,774,306</u>
Total expenditures	<u>18,794,706</u>
Net change in fund balances	(4,223,393)
Fund balance - beginning of year	<u>6,140,195</u>
Fund balance - end of year	<u>\$ 1,916,802</u>

The accompanying notes are an integral part of the basic financial statements.

## 1. Summary of Significant Accounting Policies

This summary of the City of Miami Midtown Community Redevelopment Agency (the Agency) significant accounting policies is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should be read in conjunction with the basic financial statements.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies:

### A. Reporting Entity

The Agency was established in 2005 by the City of Miami, Florida (the City) under the provisions of Section 163, Florida Statutes. The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity of the Midtown area. The board of directors of the Agency are comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City.

On June 30, 2005, the Agency entered into an Interlocal Cooperation Agreement (the Original Agreement) with the City, Miami-Dade County (the County), and the Midtown Community Development District (the "District"), whereby tax increment revenues collected by the City and County would be paid to Midtown and used in accordance with the approved budget and redevelopment plan and terms and conditions of the Original Agreement. In accordance with the redevelopment plan, the Agency pledged the tax increments revenues received from the City and County to the repayment of the debt service of bonds issued by the District, which bonds were issued on July 28, 2004, and refinanced in 2014. In accordance with the Original Agreement, any shortfalls in the debt service are to be paid by the District, not the Agency. However, the terms of the Original Agreement were amended significantly on September 23, 2008 (the Amended Agreement), whereby the Agency is now responsible for any shortfall of the tax increment revenues pledged for the repayment of the annual debt service requirements. Any funds remaining after payment of the current year's debt service, such amounts should be applied to reduce any historical cumulative shortages occurred in prior years. If the tax increment revenues exceed the debt service coupled with the debt service shortfall, said surplus shall be paid to the property owners of record in the district.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's comprehensive annual financial report as a blended component unit.

### B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The Agency does not have any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment.

## **1. Summary of Significant Accounting Policies (continued)**

### **B. Government-wide and Fund Financial Statements (continued)**

*Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

The accounts of the Agency are reported in the general fund, which is a governmental fund. The general fund is the Agency's only fund and thus the Agency's only major fund. The governmental fund statements includes reconciliations, where applicable, with brief explanations to better identify the relationship between the government-wide statements and the statements for the governmental fund.

### **C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resource measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all tax increment revenues, net of distribution remittances to the District.

### **D. Equity in Pooled Cash**

The Agency participates in the City's pool on a dollar equivalent and daily transaction basis. Investment income (which includes interest and unrealized gains and losses) is distributed monthly based on a monthly average balance. Equity in pooled cash is reflected as Cash on the Agency's governmental fund balance sheet and statement of net position.

### **E. Fund Balance / Net Position**

#### *Fund balance*

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental fund types. Fund balances for governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent, as follows:

- Non spendable fund balance - amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

## 1. Summary of Significant Accounting Policies (continued)

### E. Fund Balance / Net Position (continued)

- Restricted fund balance - amounts that are restricted to specific purposes when constraints placed on the use of resources are either by (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations.
- Committed fund balance - amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority.
- Assigned fund balance - amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed.
- Unassigned fund balance - amounts that have not been assigned to other funds and that have not been restricted, committed, or assigned to specific purpose within the general fund.

When both restricted and unrestricted amounts are available for use, it is the Agency's practice to use restricted resources first. Additionally, the Agency would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance.

#### Net position

The government-wide financial statements utilize a net position presentation. Net position can be categorized as net investment in capital assets, restricted, or unrestricted. The first category represents capital assets, less accumulated depreciation and net of any outstanding debt associated with the acquisition of capital assets. Restricted net position results when constraints placed on the use of the net position are either externally imposed by creditors, grantors, contributors and the like, or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of the remaining net position that does not meet the previously listed criteria.

### F. Tax Increment Revenues

The Agency's primary source of revenue is tax increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations. As noted in note 1(A) above, in accordance with the redevelopment plan of the Agency, the Agency has pledged the tax increments revenues received from the City and County to the repayment of the debt service of bonds issued by the District, which bonds were issued on July 28, 2004, and refinanced in 2014. In accordance with the Amended Agreement, the Agency is also responsible for any shortfall of tax the increment revenues pledged for the repayment of the annual debt service requirements. Any funds remaining after payment of the current year's debt service, such amounts should be applied to reduce any historical cumulative shortages occurred in prior years. If the tax increment revenues exceed the debt service, up to the amount of the debt service shortfall, said surplus shall be paid to the property owners of record within the District.

For the fiscal year ended September 30, 2025, the Agency remitted a total of \$3,632,529 to the District for the repayment of the debt service of the bonds, and a total of \$13,918,164 to the City and County for payment of the surplus. As of September 30, 2025, the remaining fund balance in the amount of \$1,921,902 is restricted for the payment of the shortfall of the annual debt service, and if applicable, any surplus payments to the property owners of record within the District, as described above.

## **1. Summary of Significant Accounting Policies (continued)**

### **G. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

## **2. Cash**

As of September 30, 2025, the Agency has \$1,846,544 in equity in pooled cash. The Agency's fund participates in the City's pool on a dollar equivalent and daily transaction basis. Interest income (which includes unrealized gains and losses) is distributed monthly based on a monthly average balance.

Custodial Credit Risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. In addition to insurance provided by the Federal Deposit Insurance Corporation (FDIC), deposits are held in banking institutions approved by the State of Florida, State Treasurer to hold public funds. Under the Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## **3. Risk Management**

The Agency is exposed to various risks of losses related to torts; theft or damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Agency purchases commercial insurance for the risks of loss to which it is exposed. Policy limits and deductibles are reviewed by management and established at amounts to provide reasonable protection from significant financial loss. There were no losses or claims incurred during the current fiscal year, and there were no settlements that exceeded insurance coverage during the past three fiscal years.

## **4. New Pronouncements Issued**

The following pronouncements were recently issued, but were not yet effective for the Agency's fiscal year ended September 30, 2025. Management will evaluate the effect that the following pronouncements will have on its financial statements as they become effective:

- GASB Statement No. 103, *Financial Reporting Model Improvements*
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*

## **5. Subsequent events**

The Agency evaluated subsequent events through February 3, 2026, the date the financial statements were available to be issued, and does not believe that there are any such events or transactions that require disclosure.

CITY OF MIAMI MIDTOWN COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE CITY OF MIAMI, FLORIDA)  
BUDGETARY COMPARISON SCHEDULE  
(REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED)  
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted amounts		Actual	Variance with final budget - positive (negative)
	Original	Final		
<b>REVENUES</b>				
Tax increment	\$ 18,838,550	\$ 18,838,550	\$ 13,918,164	\$ (4,920,386)
Investment income	-	-	653,149	653,149
Total revenues	<u>18,838,550</u>	<u>18,838,550</u>	<u>14,571,313</u>	<u>(4,267,237)</u>
<b>EXPENDITURES</b>				
Current:				
General government	-	-	20,400	(20,400)
Community redevelopment	<u>18,838,550</u>	<u>18,838,550</u>	<u>18,774,306</u>	<u>64,244</u>
Total expenditures	<u>18,838,550</u>	<u>18,838,550</u>	<u>18,794,706</u>	<u>43,844</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>(4,223,393)</u>	<u>(4,223,393)</u>
Fund balance - beginning of year			<u>6,140,195</u>	
Fund balance - end of year			<u>\$ 1,916,802</u>	

The note to the required supplementary information is an integral part of this schedule.

**1. Budgetary Policy**

The Agency adopts an annual budget for the operations of the General Fund. In accordance with generally accepted accounting principles, budgetary comparison information is disclosed for the General Fund.

The budget is adopted on a basis consistent with U.S. generally accepted accounting principles. Budgetary control is maintained at the fund level.



Richie Tandoc, P.A.

Certified Public Accountant & Consultant  
13453 SW 105<sup>th</sup> Ave, Miami, Florida 33176 / T. (305) 720-2502

REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS*

The Board of Directors  
City of Miami Midtown Community Redevelopment Agency:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the City of Miami Midtown Community Redevelopment Agency (the Agency) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated February 3, 2026.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses and significant deficiencies may exist that were not identified

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Richie Tandoc, P.A.*

Miami, Florida  
February 3, 2026



Richie Tandoc, P.A.

Certified Public Accountant & Consultant  
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MANAGEMENT LETTER IN ACCORDANCE WITH THE  
*RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA*

The Board of Directors  
City of Miami Midtown Community Redevelopment Agency:

**Report on the Financial Statements**

We have audited the financial statements of the City of Miami Midtown Community Redevelopment Agency (the Agency), a Component Unit of the City of Miami, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report dated February 3, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Report Requirements**

We have issued our Independent Auditors' Reports on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated February 3, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings identified.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Such disclosures are made in note 1 to the Agency's financial statements.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we report the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures as of September 30, 2025. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a statement is required as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did or did not operate within the Agency's geographical boundaries during the fiscal year under audit. The Agency did not have a PACE program operate within its geographical boundaries during the fiscal year under audit.

### Specific Information

As required by Section 218.39(3)(a), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Agency reported:

- a. No employees compensated in the last pay period of the Agency's fiscal year.
- b. One independent contractor to whom nonemployee compensation was paid in the last month of the Agency's fiscal year.
- c. No compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency for the fiscal year.
- d. Compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency totaled \$20,400 for the fiscal year.
- e. No construction projects with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes – is not applicable, as the Agency did not amend a final adopted budget under Section 189.016(6), Florida Statutes.

### Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### Purpose of this Letter

Our management letter is intended solely for the information and use of the Florida Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the Agency, and is not intended to be and should not be used by anyone other than these specified parties.

*Richie Tandoc, P.A.*

Miami, Florida  
February 3, 2026



Richie Tandoc, P.A.

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTIONS 163.387(6) AND (7), FLORIDA STATUTES

The Board of Directors  
City of Miami Midtown Community Redevelopment Agency:

We have examined the City of Miami Midtown Community Redevelopment Agency (the Agency), a Component Unit of the City of Miami, Florida compliance with Sections 163.387(6) and (7), Florida Statutes regarding the redevelopment trust fund during the year ended September 30, 2025. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Florida Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the Agency, and is not intended to be and should not be used by anyone other than these specified parties.

*Richie Tandoc, P.A.*

Miami, Florida  
February 3, 2026