

North Beach Community Redevelopment Agency

(A Component Unit of the City of Miami Beach, Florida)

Financial Report

For the Fiscal Year Ending September 30, 2025



North Beach Community Redevelopment Agency (A Blended Component Unit of the City of Miami Beach, Florida)

Financial Report
Fiscal Year Ended September 30, 2025

PREPARED BY

THE FINANCE DEPARTMENT

Table of Contents

Independent Auditor's Report	1 - 3
Management discussion and analysis (Unaudited)	4-10
Basic financial statements:	
Government-wide financial statements:	
Statement of net position	11
Statement of activities	12
Fund financial statements:	
Governmental funds:	
Balance sheet	13
Reconciliation of governmental funds balance sheet to the statement of net position	13
Statement of revenues, expenditures and changes in fund balances	14
Reconciliation of the statement of revenues, expenditures and changes in fund balances of governmental funds to the statement of activities	14
Notes to financial statements	15-19
Required supplementary information (unaudited):	
Budgetary comparison schedule	20
Notes to budgetary comparison schedule	21
Other Audit Reports:	
Independent auditor's report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in Accordance with <i>Government Auditing Standards</i>	22-23
Management Letter	24-25
Independent accountant's report on compliance with Sections 163.387(6) and 163.387(7), Florida Statutes	26
Independent accountant's report on compliance with Section 218.415, Florida Statutes	27
Other City Reports on Compliance with local government reporting section 163.371, Florida Statutes (unaudited)	
Property Values	29
Achievements and goals	30-36

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Independent Auditor's Report

Honorable Mayor and Members
of the City Commission
City of Miami Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the North Beach Community Redevelopment Agency (the Agency), a component unit of the City of Miami Beach, Florida (the City), 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Agency, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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, budgetary comparison schedule of the general fund, and notes to budgetary comparison schedule to be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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 Information

Management is responsible for the other information included in the annual report. The other information comprises of the Other City Reports on Compliance with Local Government reporting Section 163.371, *Florida Statutes*, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2026, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Agency's internal control over financial reporting and compliance.

RSM VS LLP

Coral Gables, Florida
June 29, 2026

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**North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025**

The Management's Discussion and Analysis (the "MD&A") of the North Beach Community Redevelopment Agency (the "Agency") is intended to provide an overview of the Agency's position and results of operations for the fiscal year ended September 30, 2025. The MD&A is an element of the reporting model required by the Governmental Accounting Standards Board (the "GASB") Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis for State and Local Governments* issued in 1999. The MD&A should be read in conjunction with the Agency's financial statements, including the accompanying notes, to enhance the understanding of the Agency's financial performance. Below are the financial highlights for the Fiscal Year ended September 30, 2025

Financial Highlights

- The Agency's net assets increased by approximately \$2.08 million. The increase is primarily attributed to a \$2 million increase in current and other assets during the current year.
- Governmental activities revenues and expenses were primarily \$2.6 million and \$569,000 from tax increment revenue and managerial and administrative expenses in fiscal year 2025 respectively.
- Assets exceeded Liabilities of the Agency at the close of fiscal year 2025 by \$4.6 million (net position).

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements, which have the following components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements, and 4) required supplementary information. This report also contains other reports in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances in a manner similar to a private-sector business.

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

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

The government-wide financial statement listed below detail the function of the Agency that is supported by taxes and intergovernmental revenues. The governmental activities of the Agency are comprised exclusively of general government activities given that FY 2025 is the third year of operations for the Agency.

The government-wide financial statements can be found as listed in the table of contents.

**North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025**

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 uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. During fiscal 2025 the agency accounted for two governmental funds, which are the general fund and capital projects fund.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of a 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 the comparison between governmental funds and governmental activities.

The Agency maintains two governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for both funds. For the current fiscal year, the Agency does not have any non-major governmental funds.

The governmental funds financial statements can be found as listed in the table of contents.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the government-wide and fund financial statements. For note details, refer to the table of contents. The Agency is considered a component unit of the City of Miami Beach, Florida, and as such, the financial information of the Agency is included in the City's Annual Comprehensive Financial Report for the current fiscal year.

North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025

Government-Wide Financial Analysis

The table below summarizes the statement of net position:

Summary of Net Position (in thousands)		
Governmental Activities		
	2025	2024
Current assets	\$ 6,206	\$ 2,567
Total assets	6,206	2,567
Current liabilities	1,636	80
Total liabilities	1,636	80
Net position:		
Restricted for economic development	2,970	2,487
Restricted for capital improvement	1,600	-
Total net position	\$ 4,570	\$ 2,487

Net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$4.6 million at September 30, 2025.

The Agency's restricted net position represents resources that are subject to external restrictions on how they may be used.

There are also various normal impacts on revenues and expenditures that can affect the change in net position from year to year. The economic condition, which can reflect a declining, stable or growing economic environment, can have a substantial impact on tax revenue as well as the public's spending habits on fees and charges for services. An increase/decrease in property values can have a substantial impact on tax increment revenue if there is a current year increase/decrease in the appraised property values within the Agency's district. Also, current market conditions may cause investment income to fluctuate from year to year.

North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025

The table below summarizes the change in net position:

Summary of Changes in Net Position (in thousands)		
Governmental Activities		
	2025	2024
Revenues:		
General revenues:		
Taxes:		
Tax increment	\$ 2,487	\$ 1,935
Interest	166	75
Total revenues	2,653	2,010
Expenses:		
Economic environment	570	386
Total expenses	570	386
Increase in net position	2,083	1,624
Net position, beginning	2,487	863
Net position ending	\$ 4,570	\$ 2,487

Governmental activities increased the Agency's net position by \$2.08 million. Key elements of the net increase are as follows:

- Revenues from governmental activities in fiscal year 2025 totaled \$2.6 million in the third fiscal year of operation for the Agency. This is mainly attributed to the receipt of tax increment revenue in the current fiscal year.
- Expenses in fiscal year 2025 totaled \$570,000, and were primarily attributed to managerial and administrative services received from the city.

Governmental Funds

The focus of the Agency's governmental funds 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, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The Agency had the general fund, which is the chief operating fund, along with a capital projects fund operating during the current fiscal year. The fund balance of the Agency's general fund totaled \$2.9 million at September 30, 2025. Tax increment revenues were \$2.5 million during the current fiscal year. Tax increments revenue is computed by applying the operating tax rate for the City and Miami-Dade County, Florida, (the County), multiplied by the increased value of property in the district over the base property value minus 5%. Fluctuations in tax increment revenue is based on real estate property values City wide.

**North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025**

The Agency's General Fund is required to adopt an annual budget prepared on a basis consistent with generally accepted accounting principles. The primary resources are obtained from the receipt of tax increment funds received from Miami-Dade County. The capital project fund was established during the current fiscal year by a transfer of \$1.6 million in funding from the general fund based on the adoption of the Agency's Capital Improvement Plan on September 25, 2024. The two new projects currently approved in the capital improvement plan include:

- Biscayne Beach Elementary Schoolyard Project (\$1.5 million) – for design, development and construction costs.
- Normandy Fountain Shade Sails Project (\$100,000) – for the design and installation of a permanent shade system at the Normandy Fountain Plaza.

The fund balance of the Agency's capital projects fund totaled \$1.6 million at September 30, 2025. There were no revenues or expenses during the current fiscal year.

Financial Analysis of the Governmental Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Fiscal year 2025 was the third year of operation for the Agency. The table below summarizes the changes in the fund balances of the Agency's governmental fund (in thousands):

	<u>General Fund</u>	<u>Capital Projects</u>
Fund balance, September 30, 2024	\$ 2,487	\$ -
Revenues	2,653	-
Expenditures	(570)	-
Other financing sources (uses)	(1,600)	1,600
Fund balance, September 30, 2025	<u>\$ 2,970</u>	<u>\$ 1,600</u>

Budgetary Highlights

The following information is presented to assist the reader in comparing the original/final budget (Adopted Budget) and the actual results for the Agency's General Fund.

**North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025**

General Fund Revenues

The following table summarizes actual revenues by category for fiscal year 2025 and compares actual revenues with the Final Budget:

General Fund Revenues		
Fiscal Year 2025		
(in thousands)		
	Final Budgeted Amounts	Actual Amounts
Revenues:		
Tax increment (property taxes)	\$ 2,486	\$ 2,487
Interest income	20	166
Total revenues	\$ 2,506	\$ 2,653

General Fund Expenditures

The following table summarizes actual expenditures by function/program for fiscal year 2025 and compare the actual expenditures with the Final Budget:

General Fund Expenditures		
Fiscal Year 2025		
(in thousands)		
	Final Budgeted Amounts	Actual Amounts
Expenditures:		
Economic environment	\$ 3,381	\$ 570
Total expenditures	\$ 3,381	\$ 570

During the year, there was a \$2.8 million, or 83%, positive variance between the final budget and actual expenditures. This large difference between budget to actual expenditure was primarily due to this being the Agency's third year of operation and its continued planning and implementing the different projects scheduled for future years.

Detailed budget information can be found in the RSI section of this document.

**North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)
Management's Discussion and Analysis
September 30, 2025**

Economic Factors and Future Developments

The North Beach Community Redevelopment Agency will continue to focus its efforts on a number of initiatives aimed at upgrading the area's infrastructure, streets and parks, alleviating traffic and parking congestion and encouraging the continued increase in tourism. Additional details on the CRAs Achievements and Goals may be found in the Other Reports section of the financial statement.

Requests for Information

This financial report is designed to provide a general overview of the North Beach Community Redevelopment Agency's finances for all those with an interest in its finances.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the North Beach Community Redevelopment Agency, Finance Department, 1700 Convention Center Drive, Miami Beach, Florida 33139.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)

Statement of Net Position
September 30, 2025

	Governmental Activities
Assets	
Cash and investments	\$ 6,206,371
Accounts receivable	164
Total assets	\$ 6,206,535
Liabilities and net position	
Liabilities:	
Accrued expenses	\$ 729
Due to primary government	1,635,555
Total liabilities	\$ 1,636,284
Net Position:	
Restricted for economic development	\$ 2,970,251
Restricted for capital improvement	1,600,000
Total net position	\$ 4,570,251

See notes to financial statements.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)

Statement of Activities
Year Ended September 30, 2025

		Net Revenue (Expense) and Changes in Net Position
	Expenses	Total Governmental Activities
Functions:		
Governmental Activities:		
Economic environment	\$ 569,351	\$ (569,351)
	<u>\$ 569,351</u>	<u>\$ (569,351)</u>
General revenues:		
Tax increment		\$ 2,486,673
Interest		<u>166,028</u>
Total general revenues		<u>2,652,701</u>
Change in net position		2,083,350
Net position, beginning		<u>2,486,901</u>
Net position, ending		<u><u>\$ 4,570,251</u></u>

See notes to financial statements.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)

Balance Sheet
Governmental Fund
September 30, 2025

	General Fund	Capital Projects	Total Governmental Funds
Assets			
Cash and investments	\$ 4,606,371	\$ 1,600,000	\$ 6,206,371
Receivables:			
Accounts receivable	164	-	164
Accrued interest	-	-	-
Total assets	\$ 4,606,535	\$ 1,600,000	\$ 6,206,535
Liabilities and fund balances			
Liabilities:			
Accrued expenses	\$ 729	\$ -	\$ 729
Due to primary government	1,635,555	-	1,635,555
Total liabilities	1,636,284	-	1,636,284
Fund balances:			
Restricted for economic development	2,970,251	1,600,000	4,570,251
Total fund balances	2,970,251	1,600,000	4,570,251
Total liabilities and fund balances	\$ 4,606,535	\$ 1,600,000	\$ 6,206,535
Reconciliation of governmental fund balance sheet to the statement of net position:			
Total fund balance	\$ 2,970,251	\$ 1,600,000	\$ 4,570,251
Net position of governmental activities	\$ 2,970,251	\$ 1,600,000	\$ 4,570,251

See notes to financial statements.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Fund
Year Ended September 30, 2025

	General Fund	Capital Projects	Total Governmental Funds
Revenues:			
Tax increment	\$ 2,486,673	\$ -	\$ 2,486,673
Interest	166,028	-	166,028
Total revenues	<u>2,652,701</u>	<u>-</u>	<u>2,652,701</u>
Expenditures:			
Current:			
Economic development	\$ 569,351	\$ -	\$ 569,351
Total expenditures	<u>569,351</u>	<u>-</u>	<u>569,351</u>
Change in net position	<u>2,083,350</u>	<u>-</u>	<u>2,083,350</u>
Other financing sources (uses):			
Transfers in	-	1,600,000	1,600,000
Transfers out	(1,600,000)	-	(1,600,000)
Total other financing sources (uses)	<u>(1,600,000)</u>	<u>1,600,000</u>	<u>-</u>
Fund balances, beginning	2,486,901	-	2,486,901
Fund balances, ending	<u>\$ 2,970,251</u>	<u>\$ 1,600,000</u>	<u>\$ 4,570,251</u>
Reconciliation of change in fund balances to change in net position of governmental activities:			
Change in Fund balance - General Fund	\$ 2,083,350	\$ -	\$ 2,083,350
Change in net position of governmental activities	<u>\$ 2,083,350</u>	<u>\$ -</u>	<u>\$ 2,083,350</u>

See notes to financial statements.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)
Notes to Financial Statements
September 30, 2025

Note 1 - Summary of Significant Accounting Policies

A. Financial Reporting Entity

The North Beach Community Redevelopment Agency (CRA) was created under the Community Redevelopment Act of 1969, enacted by the Florida Legislature, approved by City of Miami Beach Resolution No. 2021-31596 on February 10, 2021, and Miami-Dade County Resolution No. R-696-21 on July 20, 2021. Registration with the Florida Department of Economic Opportunity's Special District Accountability Program was completed in August 2021, and in accordance with section 189.012(2)(a) and (d), Florida Statutes, the North Beach CRA was classified as a special district.

The City of Miami Beach approved the Interlocal Cooperation Agreement by and among the City of Miami Beach, Miami-Dade County, and the North Beach CRA via Resolution No. 2021-31817, as amended on July 28, 2021. The North Beach CRA (the City) approved the Interlocal Cooperation Agreement by and among Miami-Dade County, the City of Miami Beach and the North Beach CRA via Resolution No. 005-2021 on July 28, 2021.

The North Beach CRA is generally bounded on the north by 87th Terrace, on the south by 65th street, on the east by the Atlantic Ocean, and on the west by Rue Notre Dame. The Board of Directors is the City Commission and the executive director is the City Manager. The primary revenue source is, tax increment financing (TIF), the incremental growth of ad valorem revenues beyond an established base year. TIF is to be collected annually from Miami-Dade County and the City of Miami Beach beginning in fiscal year 2023. Since the governing body is the same as the City, which is the primary government, and the City through the City Manager has operational responsibility, the CRA is reported as a blended component unit of the City.

The Board of Directors of the Agency (the Board) is comprised of the six members of the City Commission and the Mayor. The Agency meets the criteria for inclusion in the City's reporting entity as a blended component unit, and therefore, has been reported in the basic financial statements of the City.

Requests for Information

This financial report is designed to provide a general overview of the Miami Beach Redevelopment Agency's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to The North Beach Community Redevelopment Agency, Finance Department, 1700 Convention Center Drive, Miami Beach, Florida 33139.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements report information on all of the non-fiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. The government-wide focus is more on the sustainability of the Agency as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. The Agency's program revenue consists of charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given functional category. Taxes and other items not included among program revenues are reported instead as general revenues.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)
Notes to Financial Statements
September 30, 2025

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

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Only current assets and current liabilities are generally included on their balance sheet. The operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period, or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 45 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as done under accrual accounting.

Tax increment when levied for and interest associated with the current fiscal period are all considered to be measurable and so have been recognized as revenues of the current fiscal period, if available. All other revenues are measurable upon receipt of cash and are recognized at that time.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

The Agency reports the following major governmental funds:

- The general fund is the general operating fund of the Agency. All financial resources, except those required to be accounted for in another fund, are accounted for in the general fund.
- The capital projects fund accounts for the construction and acquisition of major capital assets.

D. Assets & Fund Balance

1. Cash and Investments

Cash is comprised of deposits with financial institutions. Investments are comprised of U.S. Treasury obligations, money market funds and external governmental investment pools.

Investments are recorded at fair value using quoted market price or the best available estimate thereof, except for those investments with remaining maturities of one year or less, when purchased, which are recorded at amortized cost, in accordance with GASB Statement No. 72 "*Fair Value Measurement and Application*" and/or No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*" where applicable.

2. Receivable

All receivables are shown net of an allowance for uncollectible accounts. Accounts receivable in excess of 90 days that are not deemed collectible, comprise the allowance for uncollectible accounts.

3. Fund Balance

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classification 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.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)
Notes to Financial Statements
September 30, 2025

- a. Non-spendable Fund Balance – amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Examples of non-spendable fund balance include leases, inventories and/or prepaid expenditures.
- b. 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.
- c. 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. The commission adopts a City resolution, which includes the amount to be committed and the reason for the commitment. Only an adopted resolution by the Commission can establish, modify or rescind the commitment.
- d. Assigned Fund Balance – amounts that are constrained by the City Commission's or an official delegated by the governing body's (City Manager) intent to be used for specific purposes but are neither restricted nor committed. Fund balance is primarily assigned based on the City's budgeting policy. Some amounts are approved and assigned by the City commission subsequent to September 30, 2023.
- e. Unassigned Fund Balance – Includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted or committed for those specific purposes.

4. Net Position

The government-wide financial statements utilize a net position presentation. Net Position is categorized as restricted. The restricted net position represents amounts that are restricted by requirement for future economic development.

5. 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 reported amounts of assets and liabilities, deferred outflows and inflows and disclosure of contingent assets and liabilities, deferred outflow and inflows at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's estimates.

6. Recent Accounting Pronouncements Adopted/Implemented

In June 2022, the GASB issued Statement No. 101, Compensated Absences. The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This Statement requires that a liability for certain types of compensated absences; including parental leave, military leave, and jury duty leave, not be recognized until the leave commences. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities. The Agency has determined that GASB Statement No. 101 has no impact on its financial statements as of September 30, 2025.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)
Notes to Financial Statements
September 30, 2025

Note 2 - Deposits

Deposits

All deposits are held in banking institutions approved by the State Treasurer of the State of Florida, 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 equal to 50% to 125% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. governmental and agency securities, state or municipality government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280, Florida Statutes. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

The City's cash and cash equivalents at September 30, 2025, is \$6.2 million. Of this amount, the Agency has \$4.4 million invested in a FL class local government investment pool reported at a net asset value of \$1 per share with a credit rating of AAAM by Standard and Poors and a WAM of <=85 days. The remaining \$1.6 million is in the city's equity in pooled cash account and another \$172,000 is in the CRA's operating bank account.

Note 3 - Tax Increment Revenue

The Agency is primarily funded through tax-increment revenue. This revenue is computed by applying the operating tax for the City and Miami-Dade County, Florida, (the "County") multiplied by the increased value of property in the district 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.

Note 4 - Related-Party Transactions

The Agency obtains certain managerial and administrative services and support services from the City. The Agency incurred \$569,351 of expenditures for that support. Amounts due from the Agency are primarily disbursements paid from the primary government general depository account (city's general fund) and are pending reimbursement from the Agency.

Government funds:	
Due to the primary government from:	
General fund	<u>\$ 1,635,555</u>
Total due from the general fund	<u>\$ 1,635,555</u>

Note 5 – Interfund Transfers

Interfund transfers for the year ended September 30, 2025, consisted of the following:

Government funds:	
Transfers from the general fund to:	
Capital Projects fund	<u>\$ 1,600,000</u>
Total transfers from the general fund	<u>\$ 1,600,000</u>

Transfers were used to move funds from the general fund to the capital project fund to provide future funding for the Biscayne Beach Elementary Schoolyard Project as well as the Normandy Fountain Shade Sails Project.

North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)
Notes to Financial Statements
September 30, 2025

Note 6 - Governmental Fund – Fund Balance

Below is a table of fund balance categories and classifications at September 30, 2025, for the Agency's governmental funds:

	<u>General Fund</u>	<u>Capital Projects</u>
Restricted:		
Economic development	\$ 2,970,251	\$ -
Capital improvement	<u>-</u>	<u>1,600,000</u>
Total Fund Balance	\$ <u>2,970,251</u>	\$ <u>1,600,000</u>

Note 7 - Contingencies

The Agency, in the normal course of operations, is a party to various other actions in which plaintiffs have alleged certain damages. In all cases, management does not believe the disposition of these matters will materially affect the financial position of the Agency. Subsequent events are considered up to the report's date of issuance.

REQUIRED SUPPLEMENTARY INFORMATION (RSI)

Miami Beach Redevelopment North Beach Community Redevelopment Agency
(A Blended Component Unit of the City of Miami Beach, Florida)

Budgetary Comparison Schedule
General Fund
Year Ended September 30, 2025
(Unaudited)

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget –
Revenues:				
Tax Increment	\$ 2,486,000	\$ 2,486,000	\$ 2,486,673	\$ 673
Interest	20,000	20,000	166,028	146,028
Total revenues	2,506,000	2,506,000	2,652,701	146,701
Expenditures:				
Economic environment	2,506,000	3,381,000	569,351	2,811,649
Total expenditures	2,506,000	3,381,000	569,351	2,811,649
Excess of revenues over expenditures	-	(875,000)	2,083,350	2,958,350
Other financing (uses):				
Transfers out	-	-	(1,600,000)	(1,600,000)
Total other financing (uses)	-	-	(1,600,000)	(1,600,000)
Net change in fund balance	-	(875,000)	483,350	1,358,350
Fund balance, beginning	-	875,000	2,486,901	-
Fund balance, ending	\$ -	\$ -	\$ 2,970,251	\$ 1,358,350

The notes to this Budget to Actual statement is an integral part of this statement.

North Beach Community Redevelopment Agency
(A Component Unit of the City of Miami Beach, Florida)

Notes to Budgetary Comparison Schedule
September 30, 2025

Note 1. Budgetary Policy

A. Budgetary Data

The Agency is required to prepare, approve, adopt, and execute an annual budget for such funds as may be required by law or by sound financial practices and generally accepted accounting principles.

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. The Agency uses appropriations in the capital budget to authorize the expenditure of funds for various capital projects. Capital appropriations, unless modified or rescinded, remain in effect until the completion of each project.

The City Commission, which also serves as the Agency's Board of Directors, is presented with a proposed budget at least two (2) days in advance of the public hearings that are held in September each year to adopt the annual budgets. The proposed budget includes anticipated expenditures and the means of financing them. After the City Commission's and the Agency's Board of Directors' review and public hearings, the budget is adopted prior to October 1st each year. The budget is approved by fund. Management may transfer amounts between line items within a fund as long as the transfer does not result in an overall increase or decrease in the fund's budget. Increases or decreases to the overall fund budgets require the City Commission's and the Agency's Board of Directors' approval.

There were four (4) supplemental budgetary appropriations for the fiscal year ended September 30, 2025:

- Amendment 1 – \$2,407,000 of unspent appropriations for projects that were budgeted in FY2024, plus \$68,000 in additional interest income that was accrued during FY 2024, were carried forward and appropriated in the FY 2025 operating budget totaling \$2,475,000
- Amendment 2 – Realign \$1,500,000 of funding appropriated in the FY 2025 operating budget for future projects to the Biscayne Beach Elementary Schoolyard Project in the FY 2025 capital budget.
- Amendment 3 – Realign \$100,000 of funding appropriated in the FY 2025 operating budget for future projects to the Normandy Fountain Shade Sails Project in the FY 2025 capital budget.
- Amendment 4 – Set aside the total projected FY 2025 year-end surplus of \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations in the FY 2025 operating budget and \$146,000 in additional accrued interest income to be carried forward and appropriated in the FY 2026 operating budget

Budgets are considered a management control and planning tool, and, as such, are incorporated in the accounting system of the Agency. Budgets are adopted on the modified accrual basis of accounting with the inclusion of encumbrances as reductions in the budgetary amount available.

The budget variance in the North Beach CRA operating budget of \$1,600,000 is a result of an approved transfer from the North Beach CRA operating budget to the North Beach CRA capital budget for two (2) capital projects that were approved by the City Commission, which serves as the Agency's Board of Directors, through the adopted 2nd and 3rd Amendments to the FY 2025 North Beach CRA budgets detailed above. This approved transfer reduced available appropriations in the North Beach CRA operating budget, creating the appearance of an unfavorable variance when compared to the budget. This variance does not indicate overspending since funds were budgeted; rather, it reflects the realignment of funding from the North Beach CRA operating budget to the North Beach CRA capital budget based on the two (2) capital projects that were approved by the City Commission for the North Beach CRA during FY 2025.

OTHER REPORTS

**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***

Independent Auditor's Report

Honorable Mayor and Members
of the City Commission
City of Miami Beach, Florida

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 (*Government Auditing Standards*), the financial statements of the North Beach Community Redevelopment Agency (the Agency), a component unit of the City of Miami Beach, Florida (the City), 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 June 29, 2026.

Report on 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 or significant deficiencies may exist that were not identified.

Report on 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 financial statements. 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 instance 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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RSM VS LLP

Coral Gables, Florida
June 29, 2026

Management Letter in Accordance With the Rules of the Auditor General of the State of Florida

RSM US LLP

Honorable Mayor and Members
of the City Commission
City of Miami Beach, Florida

Report on the Financial Statements

We have audited the financial statements of the North Beach Community Redevelopment Agency (the Agency), a component unit of the City of Miami Beach, Florida (the City), as of and for the year ended September 30, 2025, and have issued our report thereon dated June 29, 2026.

Auditor's Responsibility

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 (*Government Auditing Standards*); and Chapter 10.550, *Rules of the Auditor General*, of the State of Florida.

Other Reporting Requirements

We have issued our Independent Auditor's 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*; and Independent Accountant's Reports on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated June 29, 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 financial audit report. There were no recommendations made in the preceding financial audit report.

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. The information is disclosed in Note 1 to the Agency's financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a, and 10.556(7), *Rules of the Auditor General*, requires us to apply appropriate procedures and communicate 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.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. 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.

Section 10.554(1)(i)6., *Rules of the Auditor General*, requires that we communicate a statement as to whether or not a property assessed clean energy (PACE) program that finances qualifying improvements authorized pursuant to Section 163.081 or Section 163.082, *Florida Statutes*, operated within the county, municipality, or dependent special district geographical boundaries during the fiscal year under audit. In connection with our audit, we determined that the Agency does not operate a PACE program.

Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality or special district in accordance with Section 218.39(3)(b), *Florida Statutes*. In connection with our audit, we did not note that the special district component unit failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), *Florida Statutes*.

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

- a. There were no Agency employees compensated in the last pay period of the Agency's fiscal year.
- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the Agency's fiscal year was 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. There are 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 disclosed as required supplementary information in the Agency's September 30, 2025, financial statements.

This information presented above has not been subjected to the auditing procedures applied in the audit of the basic financial statements of the City, and accordingly, we do not express an opinion on or provide any assurance on it.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate 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 Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor and City Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Coral Gables, Florida
June 29, 2026

**Independent Accountant's Report
on Compliance with Sections 163.387(6) & 163.387(7), *Florida Statutes***

Honorable Mayor, Members of the
City Commission and City Manager
City of Miami Beach, Florida

We have examined the North Beach Community Redevelopment Agency (the Agency), a component unit of the City of Miami Beach, Florida's (the City), compliance with Sections 163.387(6) and 163.387(7), *Florida Statutes*, during the period from October 1, 2024 to September 30, 2025. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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 specified requirements during the period from October 1, 2024 to September 30, 2025.

This report is intended solely for the information and use of the Florida Auditor General, the Honorable Mayor, Members of the City Commission, the City Manager, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Coral Gables, Florida
June 29, 2026

**Independent Accountant's Report
on Compliance with Section 218.415, *Florida Statutes***

Honorable Mayor, Members of the
City Commission and City Manager
City of Miami Beach, Florida

We have examined the North Beach Community Redevelopment Agency (the Agency), a component unit of the City of Miami Beach, Florida's (the City), compliance with Section 218.415, *Florida Statutes*, during the period from October 1, 2024 to September 30, 2025. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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 specified requirements during the period from October 1, 2024 to September 30, 2025.

This report is intended solely for the information and use of the Florida Auditor General, the Honorable Mayor, Members of the City Commission, the City Manager, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Coral Gables, Florida
June 29, 2026

North Beach Community Redevelopment Agency (CRA)
Report for the fiscal year end
September 30, 2025

OTHER CRA REPORTS
UNAUDITED

LOCAL GOVERNMENT REPORTING
SECTION 163.371, FLORIDA STATUTES

- A. Property values (Form DR-420 TIF)
- B. Achievements and goals


[Reset Form](#)
[Print Form](#)

DR-420TIF

R. 6/10

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2024	County : Miami-Dade
Principal Authority : City of Miami Beach	Taxing Authority : City of Miami Beach - Operating
Community Redevelopment Area : City of Miami Beach - North Beach CRA	Base Year : 2021

SECTION I : COMPLETED BY PROPERTY APPRAISER

1. Current year taxable value in the tax increment area	\$ 1,844,424,002	(1)
2. Base year taxable value in the tax increment area	\$ 1,420,227,377	(2)
3. Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$ 424,196,625	(3)
4. Prior year Final taxable value in the tax increment area	\$ 1,719,240,361	(4)
5. Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$ 299,012,984	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 7/1/2024 2:19:07 PM

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a. Enter the proportion on which the payment is based.	60.00 %	(6a)
6b. Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$ 254,517,975	(6b)
6c. Amount of payment to redevelopment trust fund in prior year	\$ 1,082,837	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a. Amount of payment to redevelopment trust fund in prior year	\$	(7a)
7b. Prior year operating millage levy from Form DR-420, Line 10	per \$1,000	(7b)
7c. Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	(7c)
7d. Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>	%	(7d)
7e. Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.
	Signature of Chief Administrative Officer : Electronically Certified by Principal Taxing Authority	Date : 7/25/2024 10:53:01 AM
	Title : Rickelle Williams - Interim City Manager	Contact Name and Contact Title : Tameka Otto Stewart - Budget Director
	Mailing Address : 1700 Convention Center Drive,	Physical Address : 1700 Convention Center Drive, Miami Beach Florida 33139
	City, State, Zip : Miami Beach Florida 33139	Phone Number : (305) 673-7510, ext. 26396
		Fax Number :

North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025

Achievements and Goals

The City of Miami Beach (the “City”) is recognized and admired regionally, nationally, and internationally as a dynamic and vibrant destination. The warm climate, sprawling beach, and various cultural and lifestyle amenities distinguish Miami Beach as a thriving hospitality and tourism mecca.

Miami Beach meaningfully invests in the arts, recreation, public safety, greenspace and environment and sustainability, and prioritizes resident quality of life, providing quality educational offerings, and creating an ideal live-work-play environment. The City understands the importance of maintaining their historic character and ethos, and building measured and sustainable development and preservation that supports a reputation as a major driver of the Miami-Dade County economy and brand.

The North Beach area has, historically, trailed in the level of redevelopment, revitalization, economic growth, and investment. Substantial commercial vacancy, obsolete housing stock, limited new development, environmental and resiliency challenges, and depressed household income continue to challenge the area.

Numerous efforts have been made to encourage growth and investment in North Beach. Efforts include, but are not limited to, the North Beach Revitalization Plan, the North Beach Master Plan (Plan NoBe), the West Lots Plan, and initiatives focusing on climate resiliency, environmental sustainability, transportation, economic development, affordable housing, historic preservation, land development regulations, and a resident approved General Obligation Bond (G.O. Bond) funding for major improvement projects in the North Beach area.

Legislative History of the Plan

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County (the “County”) delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners (“BCC”) approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (“North Beach CRA”), including direction to draft the North Beach CRA Redevelopment Plan (the “Redevelopment Plan”) and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

Pursuant to the County’s delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City’s preparation of the Redevelopment Plan, to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City,

North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025

Achievements and Goals

North Beach CRA, and County Administration negotiated an interlocal cooperation agreement (the “Interlocal Agreement”).

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA.

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004- 2021, the Chairperson and Board members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement, and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

On May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan and authorized the transmittal to the County. Concurrently, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817. The North Beach CRA’s governing documents and legislation may be accessed at its website: <https://www.miamibeachfl.gov/northbeachcra>.

Mission / Purpose of the City Center Redevelopment Plan:

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

**North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025**

Achievements and Goals

Redevelopment Plan Goals

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability & Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

Successful Implementation of City Center Redevelopment Plan Objectives:

1. Establishment of North Beach CRA District Office and Small Business
During the November 17, 2021 meeting of the North Beach CRA Advisory Committee (the “Committee”), the Committee recommended establishing a North Beach CRA office located within the district boundaries. The Committee emphasized the benefits of having staff accessible within the North Beach CRA district and suggested that initial activities prioritize support for small businesses. On September 28, 2022, approval of the North Beach CRA’s FY 2023 Budget included funding for a North Beach CRA office space. Through collaborative efforts, the North Beach CRA district office now shares office space with the Miami Beach Building Department at 962-964 Normandy Drive. On January 19, 2023, the North Beach CRA held a ribbon cutting ceremony open to the public and attended by elected officials, City staff, and community stakeholders. As the North Beach CRA does not yet have dedicated staff, the Administration is maximizing use of limited resources to operate the office space. Economic Development Department staff serve as an informational resource guide during inquiries by telephone and in-person from Miami Beach residents and businesses regarding all topics relating to redevelopment, and economic and business development. Through outreach efforts, the North Beach CRA has engaged with over 50 businesses and residents specially following the onboarding of a new redevelopment specialist that focuses on the North Beach CRA. Staff routinely conducts site visits and field canvassing with various City departments, promoting the CRA programs and providing guidance on available municipal services throughout the North Beach CRA district. In addition, staff attends and actively participates in community events, activations, and meetings hosted by community stakeholders, including the Normandy Fountain Business Association, to promote the North CRA efforts to elevate the community.

North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025

Achievements and Goals

2. Launch and expansion of Commercial Façade Improvement Program and Residential Property Improvement Program

On June 28, 2023, the North Beach CRA Board approved two (2) new North Beach CRA beautification programs, a Commercial Façade Improvement Program and a Residential Property Improvement Program. As approved in the North Beach CRA FY 2023 Budget, the programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock within the program area. Both programs are structured as a reimbursable matching grant incentive available to properties in the Program area. Following an application and approval process, eligible property owners/businesses are reimbursed for up to 70% of costs with a cap of \$20,000 for eligible improvements. The Residential Property Improvement Program is also aimed at promoting affordable housing as Program participants/eligible properties must have a majority of residential units leased to households earning up to 140% of the area median income for Miami-Dade County.

On April 9, 2024, the North Beach CRA Advisory Committee recommended that the Board of Directors of the North Beach CRA consider expansion of the Commercial Façade Improvement Program beyond the Normandy Fountain area, to increase the scope of eligible program applicants to include commercial properties along Collins Avenue within the Redevelopment Area. On May 3, 2024, the North Beach CRA Board adopted CRA Resolution No. 016-2024, accepting the Advisory Committee's recommendation and expanding the geographic scope of the program to include Collins Avenue properties.

On May 13, 2025, the North Beach CRA Advisory recommended an amendment to the commercial facade program to allow property owners of multiple folios, to be eligible to apply to receive the benefits of the program; and find ways to accelerate the permitting process.

3. Love is Love Festival and Artistic Installation

On November 2, 2024, the LOVEisLOVE Festival and Artistic Installation took place at Normandy Fountain, organized in collaboration with the Normandy Fountain Business Association. This vibrant community arts and cultural event showcased a variety of local and professional artists from disciplines such as music, dance, and visual arts, emphasizing cultural exchange and community involvement. The North Beach CRA provided \$6,400 in funding to support the

**North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025**

Achievements and Goals

creation of a temporary public art installation at the Fountain, incorporating interactive features for community engagement. The event aligned with the North Beach CRA Redevelopment Plan, particularly in promoting cultural arts within the area by supporting cultural tourism and programming to strengthen cultural facilities (North Beach CRA Redevelopment Plan sections 9.3.1 and 9.3.3)

4. North Beach Artistic Recycling Program

On February 2025, the North Beach CRA board on the recommendation of the Advisory Committee approve the use of up to \$10,000 of North Beach CRA funds for the North Beach Artistic Recycling Program.

5. Biscayne Beach Elementary Schoolyard Project

On April 23, 2025 the North Beach CRA board on the recommendation of the Advisory Committee approve the allocation of North Beach CRA funds not to exceed \$1.5 million for the full design, development and construction of the Biscayne Beach Elementary Schoolyard Project. This project will provide a transformative space for the whole neighborhood and the North Beach CRA area.

6. Altos del Mar Park permanent electrical upgrade.

On May 25, 2025 the North Beach CRA board on the recommendation of the Advisory Committee approve the allocation of North Beach CRA funds to enhance and provide permanent electrical service for the Altos del Mar park.

7. Enhanced Services: Community Policing, Code Compliance

The North Beach CRA is empowered to provide funding support for enhanced services such as community policing innovations, which is proven to be a useful tool in protecting neighborhoods and improving quality of life. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, pro-active policing, and response to calls for service. CRA funding for enhanced policing provided for an additional 300 details of over 2,400 additional hours of service in the North Beach CRA area. As a result of the funding enhancement the Miami Beach Police Department was able to increase both uniform and undercover proactive enforcement and focus on quality-of-life issues. This focused policing resulted in a 20% crime reduction from the previous year.

Major crimes went from 485 in FY24 to 389 in FY25. In FY 25 Miami Beach Police Department officers also proactively engaged with approximately 915 businesses, issued 126 moving citations, made 15 felony arrests and 101 homeless referrals.

The Miami Beach Code Compliance Department has provided enhanced services

North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025

Achievements and Goals

in the North Beach CRA district. Calls for service and investigations addressing quality of life issues, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout. North Beach CRA enhanced funding for 2 additional 10-hour Code Compliance officer shifts weekly allowed for 2,963 additional inspections which resulted in 815 code violations and four concession agreement violations being issued.

The Miami Beach Public Works Department Sanitation Division (the “Division”) has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated funding for 1,167 additional hours specifically dedicated to this area. Through these efforts, the Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the Division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the North Beach CRA district.

8. Affordable and Workforce Housing

While at least 10% of the Tax Increment Financing (TIF) revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds to promote affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging beautification.

The North Beach CRA Redevelopment Plan Goals and Implementation Strategies include many initiatives derived from resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, complexity, and boldness. There are several strategies that may require significant costs to effect visible change.

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for Fiscal Year 2025 includes the development of a short-term (3-5 year) strategic plan to focus the initial efforts of the North Beach CRA. In the interim, the proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not

**North Beach Redevelopment Agency
Report for the fiscal year ended
September 30, 2025**

Achievements and Goals

currently available. Short-term strategies that are immediate may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.