



**MIAMI LAKES**  
*Growing Beautifully*

# TOWN OF MIAMI LAKES

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

*For the Fiscal Year Ended September 30, 2025*

# 2025



**TOWN OF MIAMI LAKES, FLORIDA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025

**Prepared by:**  
**THE FINANCE DEPARTMENT**

*[www.miamilakes-fl.gov](http://www.miamilakes-fl.gov)*

**TOWN OF MIAMI LAKES, FLORIDA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**  
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**INTRODUCTORY SECTION**

March 27, 2026

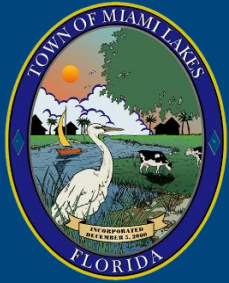
To the Honorable Mayor, Joshua Dieguez,  
Members of the Town Council, and  
Citizens of the Town of Miami Lakes

Ladies and Gentlemen:

We are pleased to present the Town of Miami Lakes, Florida (the Town) Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025. State law requires that all general-purpose local governments publish a complete set of financial statements within nine months of the close of each fiscal year. Pursuant to Section 11.45, Florida Statutes and Chapter 10.550 of the Rules of the Auditor General of the State of Florida, the financial statements included in the report conform to generally accepted accounting principles (GAAP) in the United States of America and audited in accordance with generally accepted auditing standards and government auditing standards by a firm of licensed certified public accountants. Responsibility for both the accuracy of the data presented and the completeness and fairness of the presentation, including all disclosures, rests with the Town.

The financial statements have been audited by Garcia, Espinosa, Miyares, Rodriguez, Trueba & Co., LLC, a licensed certified public accounting firm. The goal of the independent audit was to provide reasonable assurance that the Town's financial statements for the fiscal year ended September 30, 2025, are free of material misstatements. The independent audit involved examining (on a test basis) evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based upon their audit, that there was a reasonable basis for rendering an unmodified opinion that the Town's financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with the Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of this report.

As a recipient of federal, state, and county financial assistance, the Town is also subject to an annual single audit in conformity with the provisions of the Federal Single Audit Act and Chapter 10.550 of the Rules of the Auditor General of the State of Florida. The standards governing Single Audit engagement require the independent auditor to report, not only on the fair presentation of the financial statements, but also on the Town's internal controls and compliance with legal requirements, with special emphasis on the administration of federal and state awards. Information related to the Single Audit, including the Schedule of Expenditures of Federal Awards, findings and recommendations, auditor's reports on internal controls and compliance with applicable laws and regulations are included in the compliance section.



TOWN OF MIAMI LAKES  
6601 Main Street  
MIAMI LAKES, FL 33014  
(305) 364-6100  
[www.miamilakes-](http://www.miamilakes-)

MAYOR

Joshua Dieguez

VICE MAYOR

Bryan Morera

COUNCIL MEMBERS

Juan Carlos Fernandez

Angelo Cuadra Garcia

Ray Garcia

Steven Herzberg

Alex Sanchez

TOWN MANAGER

Edward Pidermann

TOWN CLERK

Gina M. Inguanzo

This report may be accessed via our financial transparency module “Transparent Miami Lakes” at: <https://townofmiamilakes.finance.socrata.com/#!/dashboard> or navigate to our “Related Content” section in the “Transparent Miami Lakes” module to access our financial reports, budgets, investment holdings, and more.

The Management’s Discussion and Analysis (MD&A) immediately follow the independent auditor’s report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

## **PROFILE OF THE GOVERNMENT**

The Town of Miami Lakes was incorporated on December 5, 2000. It is one of 34 municipalities in Miami-Dade County, Florida, and is conveniently located just 18 miles north of Downtown Miami and only 15 miles from Miami International Airport. The Town encompasses about 6.8 square miles, bound by NW 170<sup>th</sup> Street and the Palmetto Expressway (SR 826) to the north, NW 138<sup>th</sup> Street to the south, NW 57<sup>th</sup> Avenue (Red Road) to the east, and Interstate 75 to the west.

Miami Lakes has evolved from a dream on paper to a vibrant community that has been nationally recognized as one of the best examples of unique and innovative town planning. Although the Town is predominantly low-density, an active and popular Town Center, as well as strategically placed large parks, pocket parks, schools, religious and commercial centers throughout the Town provide a variety of services and social interaction opportunities, creating a community with a small-town feel. The housing inventory is varied, ranging from medium density multi-family to large waterfront single-family properties, including many lakefront town-house communities. The most prevalent non-residential uses are light industrial and office parks comprising 13% of the Town’s area, and lakes and canals making up about 11%. With a population of around 33,000 residents according to the most recent information from the U.S. Census Bureau, Miami Lakes ranks 12<sup>th</sup> in population size within Miami-Dade County, positioning it in the middle range among cities in the area. Comparable cities include Coral Gables on the higher end of the population spectrum and Pinecrest on the lower end.

### **Government Structure and Services Provided**

The Town operates under a Council-Manager form of government. The Town Council consists of the Mayor and six at-large members. The Mayor is a voting member of the Council. The members of the Council are limited to two consecutive four-year terms, and they are responsible for policymaking and legislative authority, passing ordinances, resolutions, adopting the budget, and appointing committees. The Town Council is responsible for the selection and appointment of the Town Manager and the Town Attorney. The Town Manager is responsible for carrying out the policies and laws of the Town Council, overseeing the daily operations of the Town, and appointing and managing all department heads and their subordinates.

The Town of Miami Lakes provides a full range of municipal services including recreation and culture, public safety, public works, and administrative services for its residents and businesses. The Town operates through nine main departments: Administration, Building, Code Compliance, Parks & Community Services, Finance/Budget, Planning, Police, Public Works, and Community Outreach. With approximately 50 full-time and 25 part-time/seasonal staff members, the Town relies heavily on contractors for the provision of

various public services. The Town provides police protection through a contract with Miami-Dade County Sheriff's Office, wherein police officers are assigned to the Town, and act under the direction of a Police Major, reporting directly to the Town Manager. Fire-Rescue services and solid waste management services are provided by Miami-Dade County directly and assessed separately on the property tax bill. Water and sewer services are provided and billed directly to the users by the Miami-Dade County Water and Sewer Department.

### **ECONOMIC CONDITION AND OUTLOOK**

The continuous growth over the past few years in both residential and commercial development indicates a positive economic trajectory for the Town. The 2025 preliminary gross taxable property values increased to \$5,242,062,899 or 7.2% from the prior year's taxable value of \$4,891,931,106. The average Town residential taxable value for 2025 is \$321,716, which is 6.6% higher than the prior year's \$301,900. This is the 13<sup>th</sup> consecutive year that the assessed valuations have shown steady growth.

Based on the latest information from the U.S. Bureau of Labor Statistics, the Town's per capita income remains stable but is lower than that of the Miami-Dade Metropolitan Statistical Area (Miami-Dade MSA) and the State of Florida (the State). The Town's per capita income is estimated at \$50,014 compared to \$78,567 for Miami-Dade MSA and \$70,390 for the State. While below these benchmarks, the Town's income level reflects a steady local economic base and continued residential stability. The Town has also benefited from a relatively low unemployment rate. As of December 2025, the Town's unemployment rate rose slightly from 2.1% to 2.2%, but it remains below the Miami-Dade MSA of 2.5%, and well below the state and national averages of 4.4% and 4.1% respectively.

Fitch Ratings upgraded the Town of Miami Lakes' Issuer Default Rating (IDR) from 'AA+' to 'AAA', following the application of its updated *U.S. Public Finance Local Government Rating Criteria*. The upgrade reflects the Town's strong financial position, supported by high revenue control, moderate expenditure flexibility, and Fitch's expectation that unrestricted general fund reserves will remain above 10% of annual spending. Additionally, Fitch affirmed the Special Obligation Bond, Series 2010 at AA+ (Stable Outlook) and maintained the A+ rating for the \$15.5 million Stormwater Utility Revenue Bond, Series 2021. Moody's Investors Service also upgraded the Special Obligation Bond Series 2010 from Aa3 to Aa2, aligning it with the Town's issuer rating under Moody's revised methodology for special tax instruments, and reaffirmed the Series 2021 Stormwater Utility Revenue Bond at A1. These ratings highlight the Town's strong revenue framework, prudent expenditure management, low fixed costs and minimal long-term liability burden. They reaffirm the Town's commitment to sound financial stewardship, ensuring long-term stability, sustainability and adaptability to changing economic conditions.

### **LONG TERM FINANCIAL PLAN**

A key indicator of the Town's financial strength is the level of its fund balances, (i.e. the accumulation of revenues exceeding expenditures). For Fiscal Year 2025, the Town's unassigned General Fund balance totaled \$5.06 million, a decrease of \$471,000 or 8.5% from the prior year. Despite this reduction, the Town continues to maintain a strong financial position while remaining committed to fiscal responsibility and a low tax burden for residents. For Fiscal Year 2025, the Town adopted the same millage rate of 2.0732 as the

previous year. This rate remains among the lowest in Miami-Dade County. To ensure financial stability, the Town has focused resources on core municipal government functions, infrastructure improvements, and the beautification of the Town's right of ways while maintaining strong internal controls. These efforts align with the goals outlined in the Town's 10-year Strategic Plan which was adopted in 2015 and serve as a guiding framework of long-term growth and sustainability. As part of the Town's commitment to continuous improvement, we are currently in the process of updating the Strategic Plan to reflect evolving priorities, address emerging challenges, and ensure that our initiative continues to meet the needs of the residents and stakeholders.

Previously, the Town's General Fund reserve policy required maintaining reserves equal to two months of the total adopted operating expenditures including transfers, or 16.67%. At the adoption of the FY2025 Budget, the Council amended this requirement, reducing it to 15% as per Ordinance 24-328. As of the end of fiscal year 2025, the unassigned General Fund balance of \$5.06 million exceeded the reserve requirement, representing 23% of General Fund operating expenditures for the year.

To proactively address potential financial emergencies, the Town Council initially adopted Ordinance 20-257 in February 2020, authorizing a \$15 million non-revolving line of credit, however no funds were advanced under this facility prior to its expiration. In response to changing economic conditions, the Town Council subsequently adopted Ordinance 23-312 in June 2023, increasing the authorized amount to \$20 million for the purpose of providing liquidity financing in response to emergency events such as hurricanes or other natural, biological, radiological or man-made disasters. The line of credit ensures that the Town has the necessary resources to cover costs related to clean-up, solid waste collection and disposal, and other eligible expenses necessary to protect public safety, maintain cash flow, and support financial stability. The \$20 million Line of Credit was secured solely for this purpose and to date, no advances have been drawn. The Line of Credit expired in December 2025 and was subsequently renewed.

The Town is successful in managing operating costs effectively through a limited number of municipal staff administering private service contracts. This strategy has resulted in no unions and limited pension liabilities. With relatively low unemployment rates and a stable revenue outlook, the Town remains in a favorable position of financial strength.

## FINANCIAL INFORMATION

### Accounting Control

Management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Town are protected from loss, theft, or misuse; and to ensure that adequate accounting data is captured in the Town's financial management system to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management. As a recipient of federal, state, and county financial assistance, the Town is also responsible for ensuring an adequate internal control structure to ensure and document compliance with applicable laws and regulations related to these programs. This internal control structure is subject to periodic evaluation by management. In addition, the Town maintains

extensive budgetary controls to ensure compliance with policy and implementation provisions embodied in the annual budget approved by the Town Council.

The Town's financial management system, implemented through its ERP platform, serves as the foundation for its accounting controls. Since the implementation of MUNIS in 2012, the Town has continuously enhanced financial reporting capabilities, strengthened internal controls by ensuring proper segregation of duties, and improved compliance with state regulations. Efforts in 2016 and 2017 focused on streamlining procurement processes and enhancing user role security. In 2018 the Town acquired a financial transparency module that provides access to almost real-time data regarding funds, categories, departments, vendors' payments, and more. Additionally, the Town has integrated technology-driven controls to strengthen financial integrity and data security. In 2022, we began the process of adopting a paperless environment with the goal of relying on our robust data backup redundancies and capabilities. In 2024, the Town implemented advanced cybersecurity measures such as anti-spam, anti-phishing and anti-virus protections alongside the adoption of the National Institute of Standards and Technology (NIST) Cybersecurity Framework for comprehensive security. Further enhancements in 2025 include the implementation of advanced email security platforms, which have reduced risks related to fraud and unauthorized access, supporting the overall reliability and security of the Town's financial information systems.

### **Budgetary Controls**

The annual budget serves as the foundation for the Town's financial planning and control processes. Departmental allocations are based on long-range planning efforts, such as the Town's Strategic Plan, Stormwater Master Plan, and the Transportation Master Plan. All departments are required to submit requests for appropriation to the Administration Department before the presentation and setting of the preliminary millage by the Town Council. The Administration Department uses these requests as a starting point to assist the Town Manager in developing a Manager's Proposed Budget. The preliminary millage rate must be adopted no later than July 30th of each year. The Town Council is required to hold two public budget hearings on the Proposed Budget and to adopt a final budget no later than September 30th. The approved budget is prepared at the fund, department, and line-item levels. The Town Manager is authorized to approve transfers of appropriations within a department up to a limit of \$700 per line item per month. However, these administrative authorizations do not change the legal level of budgetary control. Transfers exceeding \$700 per month (cumulative), transfers between departments, and budget amendments that affect the total appropriations of a department require approval of the Town Council. Budget-to-Actual comparisons for the General Fund are in this report as part of the Required Supplementary Information. Comparisons of all other funds' budget-to-actual may be found in the Supplementary Information section. Additional budgetary information is also available through the Town's online Transparency Module.

### **Proprietary Funds Operations**

The Town provides the following proprietary funds:

1. Stormwater Utility Fund – This Enterprise Fund is responsible for maintaining the Town's Stormwater drains and conveyance system and planning and constructing system expansions.
2. Internal Service Fund – This fund accounts for activities that provide goods and/or services to other departments or cost centers. We specifically allocate to the police, building, and administration departments.

### Cash Management

The Town of Miami Lakes is charged with the security of the Town's funds and assets to maximize return on surplus cash. To support this objective, the Town adopted a formal Investment Policy and engaged financial advisory services to enhance investment performance through diversified opportunities while preserving capital. The Town's primary investment instruments during FY2025 were money market accounts and certificates of deposit, with no investment exceeding a two-year term. As a result of favorable interest rate conditions, the Town earned \$2,353,513 in investment income. Investment decisions are made by Town staff after considering the advice of the investment consultant. In addition, the Investment Advisory Committee meets periodically to review portfolio performance, market conditions and investment strategies, and provide guidance to ensure alignment with the Town's policy and financial objectives.

### Risk Management

The Town purchases general liability, automobile, property and casualty insurance, as well as workers' compensation coverage through its agent. The Town continually reviews risk exposures and determines the most cost-effective method of mitigating those exposures, by providing safety training and maintaining infrastructures like sidewalks and roadways. For more information on insurance coverage, the insurer, the policy period, and premium, please refer to the last page of our statistical section in the Annual Comprehensive Financial Report.

## MAJOR CAPITAL PROJECTS INITIATIVES

### 1. THE FOLLOWING ARE SIGNIFICANT PROJECTS COMPLETED DURING FY2025:

- Commerce Way Drainage Improvement - \$3,133,736
- Francesca Mary Drainage Improvement - \$1,764,649
- Miami Lakes Green 2.0 – NW 146<sup>th</sup> Street Greenway and Trails - \$891,620

### 2. OTHER SIGNIFICANT PROJECTS UNDERWAY IN FY2025 INCLUDE:

#### • NW 59<sup>th</sup> Avenue Roadway Extension and Redevelopment

The total estimated project cost is \$16.3 million. The project includes obtaining the rights to a 0.97-acre parcel from Miami-Dade Aviation Department (MDAD) and land acquisition of a private property along 151st Street for the design and construction of a new bridge and roadway extending from NW 59th Avenue over the C-8 Canal south to NW 151st Street, thereby providing public access that will facilitate increased economic opportunities, commerce, and local jobs. The project will incorporate the Complete Streets elements on the bridge that includes 11 ft. travel lanes, shared-use paths which will be separated from the roadway by swales and includes improvements to NW 151st Street/NW 153rd Street corridor.

In FY2018 the Town was awarded a \$3.6 million County Incentive Grant Program (CIGP) competitive funds from Florida Department of Transportation (FDOT) for the design, land acquisition, and construction of the NW 59th Avenue project. The grant requires a 50% match of which funds are earmarked from People's Transportation Plan (PTP 80%). Additionally, in FY2023, the Town was awarded \$3.0 million in Community

Project Funding Grant from the Department of Housing and Urban Development (HUD), \$1.5 million from the State of Florida General Appropriations Act – FDOT, and \$1.8 million from Miami-Dade County Road Impact Fees. Other funding sources include 3 Cents Gas Tax and Mobility Fees.

In January 2024, the Town acquired private property along 151<sup>st</sup> Street and worked with a consultant to provide the required relocation assistance to its tenants. The tenants have since been successfully relocated and the building demolished in January 2026. The Town also secured approval from the Federal Aviation Administration and Miami-Dade Aviation Department (MDAD) for the new roadway alignment. In October 2024, the Town Council approved additional funding to resume design efforts and once completed, construction is projected to commence in March 2027.

- **Stormwater Infrastructure Improvement**

The total estimated project cost is \$34 million. This project includes design, permitting and construction of new stormwater drainage systems consisting of French drains, manholes, and catch basins with pollution retardant baffles. These systems will connect with existing drainage infrastructure to improve the level of service, alleviate flooding, protect and enhance water quality, and build a strong and more resilient Miami Lakes. The American Rescue Plan Act grant of \$15.71 million combined with the Town’s Stormwater Series 2021 Bond financing of \$18.26 million will address approximately half of all identified stormwater infrastructure needs and the most critical drainage projects in the Town. As of September 30, 2025, \$28.7 million has been invested in the project.

- **Fairway Drive Bike Lane and Crosswalk**

The total estimated project cost is \$1,200,000. The project includes the design, permitting and construction of bike lanes and crosswalks improvements along Fairway Drive, from Miami Lakes Drive to Miami Lakeway North to enhance pedestrian and bicycle safety and improve infrastructure in compliance with the Americans with Disabilities Act. The Town was awarded \$900,000 in grant funding from Florida Department of Transportation (FDOT) through the Transportation Alternatives Program, with the remaining \$300,000 provided through Town matching funds. Design began in FY2023 and construction will commence in FY2026.

**Other initiatives in FY2026 Budget include:**

- Miami Lakes Optimist Park Master Plan - \$1,254,053
- Park West Bicycle and Pedestrian Improvement - \$1,216,565
- Robert Alonso Comm. Center Critical Facility Energy Resiliency Project - \$525,000
- Senior Center Buildout - \$500,000
- Streetlight Improvement Project - \$564,886
- Optimist Park Storage Facility - \$300,000
- Par3 Park - \$230,827

## GRANTS AND GOVERNMENTAL AFFAIRS

The Mission of the Grants and Governmental Affairs Department is to research, coordinate, secure, administer, and manage Federal, State, Local, Foundation, and Legislative Appropriations funding sources to support the priorities of the Town's Strategic Plan. The Department serves as the Town's liaison to Grantor agencies to ensure effective communication throughout the grant process and grant life cycle, including the execution of grant contracts and agreements, administration of each open contract and agreement, and submission of applicable progress, expenditure, desk monitoring, and closeout reporting requirements. In addition, the Department spearheads the coordination, composition and submission of legislation appropriation requests to the Town's lobbying team to acquire discretionary funding for legislative priorities and capital projects to enhance the vibrancy and sustainability of the Town. Moreover, the Department collaborates with the Town's Finance Department and Project Managers to ensure the Town receives grant reimbursements through reconciliation of expenditures with funding awards.

In FY2025, the cumulative grant awards surpassed \$3.3 million.

### Grants Secured during October 1, 2024 – September 30, 2025: \$3.349 Million

- \$1,500,000 - Florida Department of Transportation (FDOT) Transportation Alternative Grant Program for Miami Lakes NW 170<sup>th</sup> Street Greenway Trail Safety Enhancements.
- \$1,002,500 – State of Florida General Appropriations Act – Florida Department of Environmental Protection (FDEP) Grant for the Miami Lakes Big Cypress Drainage Improvements
- \$630,000 - State of Florida General Appropriations Act – Florida Department of Transportation (FDOT) Grant for the Miami Lakes NW 154<sup>th</sup> Street to NW 77<sup>th</sup> Court Turn Lane Extension Transportation Improvement Project.
- \$203,500 - Florida Department of Transportation (FDOT) Service Development Grant program for the Miami Lakes Freebee Public Transit Service Expansion Project.
- \$4,956 - Florida Department of Law Enforcement (FDLE) Justice Assistance Grant Direct (JAGD) Program for the Miami Lakes Law Enforcement Speed Detection Devices.
- \$4,267 - Florida Department of Law Enforcement (FDLE) Justice Assistance Grant Direct (JAGD) Program for the Miami Lakes Law Enforcement Speed Detection Devices, Lockout Kits, and Water Rescue Equipment.
- \$4,054 - Florida Department of Law Enforcement (FDLE) Justice Assistance Grant Direct (JAGD) Program for the Miami Lakes Law Enforcement Speed Detection Devices and Flashlights.
- Access to Cybersecurity Software – Florida Digital Service Florida Local Government Cybersecurity Grant for Miami Lakes Proofpoint Email Protection Software.

Grant Closeouts are required to reconcile financial expenditure associated with funding awards. Grant Closeouts ensure all applicable administrative actions and proposed work is completed by the grantee at the end of a contract or project term. Failure to submit timely and accurate reports affects reimbursement and impacts future funding for the organization.

**Grant-Funded Projects Closed ending September 30, 2025:**

- FDEP Royal Oaks First Addition Drainage Improvement Project - \$440,220
- FDOT Miami Lakes Freebee Public Transit Service Expansion Project - \$203,500
- FDLE JAGD Program for the Miami Lakes Law Enforcement Speed Detection Devices - \$4,956

**AWARDS AND ACKNOWLEDGEMENTS**

**The Town received the following awards during FY 2025:**

**Tree City USA Designation - 19th Consecutive Year**

Tree City USA Award is provided by The Arbor Day Foundation, in cooperation with the National Association of State Foresters and the USDA Forest Service, to recognize environmental improvement and encourage higher levels of tree care throughout America. This award is designed not only to recognize achievement but also to communicate new ideas and help the leaders of all Tree City USAs plan for improving community tree care.

**Mars Better Cities for Pets Program – 7th Year**

Named a Certified City in the Better Cities for Pets™ program. This program, initiated by Mars Petcare, aims to foster pet-friendly environments, allowing more individuals to experience the joys of pet ownership. It offers cities a comprehensive playbook, an assessment tool, a city certification program, and a wealth of online resources geared towards creating welcoming spaces for pets and their owners within communities.

**Excellence in Financial Reporting Recognition - 13th Consecutive Year**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Miami Lakes for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. This marks the thirteenth consecutive year the Town has received this prestigious award. To be awarded a Certificate of Achievement, a government entity must publish an easily readable and efficiently organized annual comprehensive financial report that adheres to both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We are confident that our current ACFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA for assessment to determine its eligibility for another certificate.

The timely completion of the FY2024 Annual Comprehensive Financial Report was made possible through the dedication and efficiency of the entire Finance Department. We extend our sincere appreciation to all members of Town staff who contributed to its preparation. We also thank our auditors, Garcia, Espinosa, Miyares, Rodriguez, Trueba & Co. LLP, for their professionalism and high standards in conducting the independent audit of the Town's financial records and transactions. Finally, we express our gratitude to the Mayor and Town Council for their leadership, commitment to fiscal responsibility, and unwavering support in upholding the highest standards of professionalism in managing the Town's finances.

Respectfully submitted,



---

Edward Pidermann  
Town Manager



---

Kay Grant  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Miami Lakes  
Florida**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2024

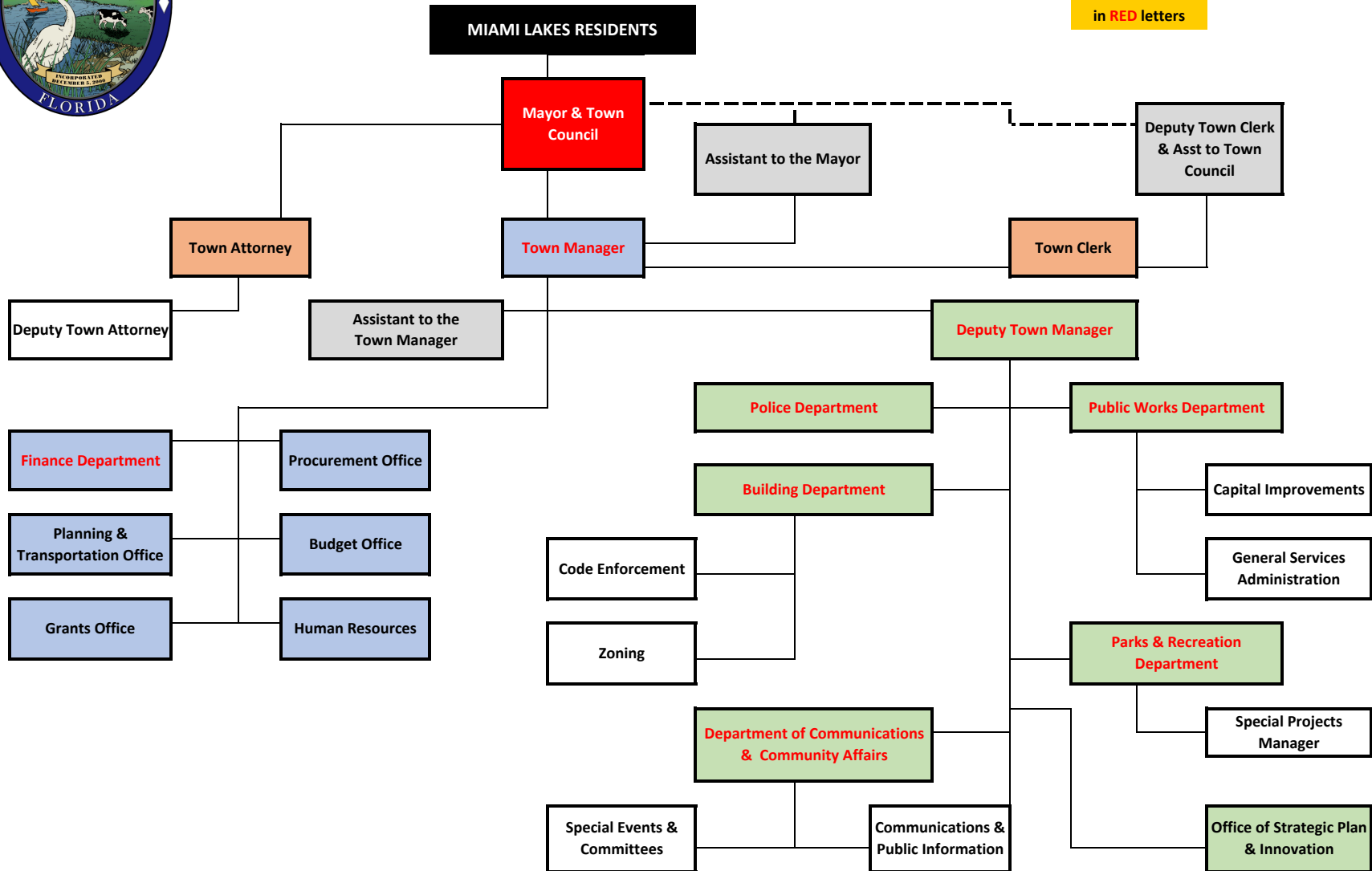
*Christopher P. Morill*

Executive Director/CEO



# Town of Miami Lakes FUNCTIONAL ORGANIZATIONAL CHART

Executive Staff  
in RED letters



# ***TOWN OF MIAMI LAKES***

## ***CURRENT PRINCIPAL OFFICIALS***

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### ***MAYOR AND TOWN COUNCIL***

Joshua Dieguez, Mayor  
Bryan Morera, Vice Mayor  
Angelo Cuadra Garcia, Councilmember  
Juan Carlos Fernandez, Councilmember  
Ray Garcia, Councilmember  
Steven Herzberg, Councilmember  
Alex Sanchez, Councilmember

### ***APPOINTED OFFICIALS***

Edward Pidermann, Town Manager  
Gina M. Inguanzo, Town Clerk  
Raul Gastesi, Esq., Town Attorney



**FINANCIAL SECTION**



**INDEPENDENT AUDITORS' REPORT**



## INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor, Town Council and Town Manager  
Town of Miami Lakes, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Miami Lakes, Florida (the "Town"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town'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, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town, 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.

#### *Emphasis of Matter*

##### Change of Accounting Principle

As discussed in Note 1.W. to the financial statements, in 2025, the Town adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

#### 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 Town'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.

## **Auditors' 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 auditors' 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 Town'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 Town'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 information, pension schedules, and the OPEB schedule on pages 4-12, 57-59, 61-64, and 60, 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.

## **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' 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 March 27, 2026, on our consideration of the Town'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 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 Town'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 the Town's internal control over financial reporting and compliance.



Coral Gables, Florida  
March 27, 2026



**MANAGEMENT'S DISCUSSION AND  
ANALYSIS**

**TOWN OF MIAMI LAKES, FLORIDA**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025

The management of the Town of Miami Lakes offers the readers of our financial statements a narrative overview and analysis of the Town's financial activities for the fiscal year ended September 30, 2025. We encourage our readers to consider the information presented in this discussion and analysis in conjunction with additional information that is provided in the letter of transmittal, the financial statements, and the accompanying notes to the financial statements.

**Financial Highlights for the Fiscal Year 2025**

- At the close of the fiscal year, the Town's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$82 million (*net position*), an increase of \$13 million or 19% from the prior year. Of the total net position, \$58 million is net investment in capital assets, \$15 million is restricted for transportation, public safety, debt service, and parks improvement related uses, and \$9 million (*unrestricted net position*) may be used to meet the Town's ongoing obligations to citizens and creditors.
- Net position of the Town's governmental activities increased by \$3.8 million and \$9.4 million for business-type activities. This is mainly attributed to a significant increase in investments in capital assets for business activities and a combination of increase in capital assets and reduction in total liabilities for governmental activities.
- Town's governmental funds reported a combined fund balance of \$21 million, an increase of \$1.7 million as compared to the prior year, mainly due to operational surpluses across most governmental funds. Of the total combined fund balance, \$5.1 million is unassigned, which is available for spending at the government's discretion (unassigned fund balance).
- At the end of the fiscal year, the General Fund balance decreased by \$420,000, from \$5.6 million in FY2024 to \$5.2 million. This ending fund balance represents approximately 23% of total General Fund expenditure. Of the total fund balance, \$5.06 million or 97% is unassigned and the remaining 3% or \$143 thousand is non-spendable and represents prepaid costs. These designations follow the Town's fund balance and financial policies as explained in the notes to the financial statements.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the basic financial statements of the Town of Miami Lakes and is designed to assist the reader in focusing on significant financial issues, provide an overview of the Town's financial activity, identify changes in the financial position to address subsequent year challenges, identify any material deviations from the approved budget and identify individual fund issues or concerns.

The annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and an additional section that presents *combining statements* for non-major governmental funds. The basic financial statements include two kinds of statements that present different views of the Town.

- The first two statements are *government-wide financial statements* that provide both long-term and short-term information about the Town's overall financial status.
- The remaining statements are *fund financial statements* that focus on individual parts of the Town government, reporting the Town's operations in more detail than the government-wide statements. Within the fund financial statements are government and proprietary fund statements.
- The governmental fund's statements show the financial information for all general governmental services, such as public safety, the building department, parks and recreation, community services, and others.
- Proprietary fund, enterprise fund statement offers short-term and long-term financial information about the activities where the government operates as a business, in this case, the Town's stormwater utility operations.
- Proprietary fund, Internal service funds are used to allocate costs internally among the Town's various functions. The Town uses an Internal Service Fund to account for its facilities maintenance.

## **Overview of the Financial Statements (Continued)**

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. In addition to these required elements, included is a section with combining statements that provide details about non-major governmental funds, each of which is added together and presented in a single column in the basic financial statements.

### **Government-Wide Financial Statements**

The government-wide financial statements - Statement of net position and statement of activities found on pages 13 and 14 are designed to provide readers with a broad overview of the Town's finances, in a manner like a private sector business.

The statement of net position – This presents information on all the Town's assets, deferred outflows of resources and liabilities and deferred inflows of resources, 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 Town is improving or deteriorating.

The statement of activities – This presents information showing how the government'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 related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish the functions of the Town that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Town include general government, public safety, transportation, parks and recreation, and comprehensive planning. The Town's business-type activities consist of a Stormwater Utility.

The government-wide financial statements include only the Town itself (known as the *primary government*).

**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. Each fund is a separate accounting entity. The Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Town categorizes funds as governmental and proprietary.

**Governmental Funds** - *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental fund's 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 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*.

**TOWN OF MIAMI LAKES, FLORIDA**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025

**Overview of the Financial Statements (Continued)**

The Town's funds are presented in separate fund financial statements. These funds are presented in a Governmental Fund Financial Statement and a Proprietary Fund (Business-type) Financial Statement. The Town's major funds are presented in separate columns on the fund financial statements. The funds that do not meet the criteria of a major fund are considered non-major funds and are combined into a single column on the fund financial statements.

At the closing of the fiscal year ended September 30, 2025, the following were classified as major funds: The General Fund, the Special Revenue Fund and the Capital Projects Fund. All other governmental funds are combined into a single column on the governmental fund's financial statements. The individual fund data for the non-major funds is found in the combining statements section.

The Town adopts an annual appropriated budget for its General Fund as well as its other governmental funds. Budgetary comparisons have been presented for funds that compare not only actual results to budget (budgetary basis) but also the original adopted budget to the final budget. The budget to actual comparison for the General Fund and Special Revenue Fund is presented on pages 57-58 of the required supplementary information, and other governmental funds are presented beginning on page 65.

The basic governmental fund financial statements can be found on pages 15 through 18 of this report and as initially presented since 2021, we included a consolidated enterprise fund statement detailing the operations, Bond Series 2021, and ARPA funds for the Stormwater Fund. This statement can be found on page 72.

Proprietary Funds - *Proprietary funds* are those funds where the Town charges a user fee to recover costs. Proprietary funds provide the same type of information as the government-wide financial statements but in more detail. The Town maintains two proprietary funds, one considered an "Enterprise Fund" and the other an "Internal Service Fund".

Enterprise funds are used to finance and account for the acquisition, operation, and maintenance of facilities and services that are intended to be entirely or predominantly self-supporting through the collection of charges from external customers. Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses an enterprise fund to account for its Stormwater Utility Operations.

Internal Service Fund is defined as a fund that primarily provides either benefits or goods or services to other funds, departments, or agencies of government on a cost-reimbursement basis, with the goal to 'break-even' rather than to generate a profit.

The basic proprietary fund financial statements can be found on pages 19 through 21 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 financial statements can be found on pages 22 through 56 of this report.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town's budgetary comparison schedules.

The combined statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information. Combining and individual fund statements and other schedules can be found on pages 66 through 72 of this report.

**TOWN OF MIAMI LAKES, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2025**

**Government-Wide Financial Analysis**

The Government-wide Financial Statements are designed to help users assess whether the Town's financial condition has improved or declined compared to the previous year. The difference between a government's assets and deferred outflows of resources and its liabilities and deferred inflows of resources is its net position. As noted earlier, the Town's net position totaled \$82 million at the close of fiscal year 2025 of which 62% was for governmental activities and 38% was for business-type activities.

Below is a summary of government-wide net position and comparative balances between the current and last fiscal year:

**Town of Miami Lakes, Florida**  
**Summary of Net Position**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025	FY 2024
Current assets	\$ 24,316,994	\$ 24,077,001	\$ 13,061,717	\$ 21,280,001	\$ 37,378,711	\$ 45,357,002
Capital assets, net	40,423,951	39,370,559	43,254,409	33,584,530	83,678,360	72,955,089
Total assets	64,740,945	63,447,560	56,316,126	54,864,531	121,057,071	118,312,091
Deferred outflows of resources – pension	465,714	659,879	9,288	13,250	475,002	673,129
Current liabilities	3,561,785	5,095,688	7,472,617	14,876,174	11,034,402	19,971,862
Noncurrent liabilities	9,421,137	10,810,779	17,837,869	18,352,386	27,259,006	29,163,165
Total liabilities	12,982,922	15,906,467	25,310,486	33,228,560	38,293,408	49,135,027
Deferred inflows of resources						
- pension	919,456	735,913	60,005	56,258	979,461	792,171
Deferred gain on refunding	-	-	-	-	-	-
Total deferred inflows of resources	919,456	735,913	60,005	56,258	979,461	792,171
Net investment in capital assets	34,151,620	33,137,589	23,754,002	17,063,368	57,905,622	50,200,957
Restricted	14,984,645	13,067,305	-	-	14,984,645	13,067,305
Unrestricted	2,168,016	1,260,165	7,200,921	4,529,595	9,368,937	5,789,760
Total net position	\$ 51,304,281	\$ 47,465,059	\$ 30,954,923	\$ 21,592,963	\$ 82,259,204	\$ 69,058,022

The largest portion of the Town's net position, \$58 million or 70%, reflects its net investment in capital assets (e.g., land, buildings, infrastructure, and equipment), net of accumulated depreciation, less any outstanding related debt and deferred inflows/outflows used to acquire the assets. The Town uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the Town's net investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's net position is the *restricted net position* of \$15 million or 18%, which represents resources that are subject to restrictions on how they may be used. These resources have been set aside for capital projects, debt service payments and other contractual obligations. The remaining portion of net position is the *unrestricted net position* of \$9.4 million or 12% which is resources available for spending and may be used to meet the government's ongoing obligations to citizens and creditors. At the end of the current year, the Town had positive balances in all three categories of net position, both for the government, as well as for its separate governmental and business-type activities. The same held true for the previous year.

**TOWN OF MIAMI LAKES, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2025**

**Government-Wide Financial Analysis (Continued)**

The following schedule compares revenues and expenses for the Town's operations for Fiscal Years 2025 and 2024.

**Town of Miami Lakes, Florida**  
**Summary of Changes in Net Position**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025	FY 2024
<i><u>Program Revenues:</u></i>						
Charges for services	\$ 4,826,791	\$ 4,060,336	2,185,893	\$ 2,315,270	\$ 7,012,684	\$ 6,375,606
Operating grants and contributions	222,659	263,936	-	-	222,659	263,936
Capital grants and contributions	1,274,179	3,923,013	8,960,927	2,683,346	10,235,106	6,606,359
<i><u>General revenues:</u></i>						
Property taxes	9,802,834	9,153,741	-	-	9,802,834	9,153,741
Utility taxes	5,734,489	5,593,842	-	-	5,734,489	5,593,842
Franchise taxes	1,539,119	1,507,860	-	-	1,539,119	1,507,860
Intergovernmental & Other Taxes	6,860,381	6,765,511	-	-	6,860,381	6,765,511
Investment income & miscellaneous	1,811,776	1,377,354	928,657	1,372,888	2,740,433	2,750,242
<i>Total revenues</i>	<u>32,072,228</u>	<u>32,645,593</u>	<u>12,075,477</u>	<u>6,371,504</u>	<u>44,147,705</u>	<u>39,017,097</u>
<i><u>Expenses:</u></i>						
General government	6,211,148	8,060,892	-	-	6,211,148	8,060,892
Public safety	12,909,199	12,502,409	-	-	12,909,199	12,502,409
Parks and recreation	4,491,630	4,458,542	-	-	4,491,630	4,458,542
Transportation	4,140,294	3,582,262	-	-	4,140,294	3,582,262
Stormwater	-	-	2,713,318	2,311,193	2,713,318	2,311,193
Interest expense	452,619	466,922	-	-	452,619	466,922
<i>Total expenses</i>	<u>28,204,890</u>	<u>29,071,027</u>	<u>2,713,318</u>	<u>2,311,193</u>	<u>30,918,208</u>	<u>31,382,220</u>
<i>Excess (deficiency) before transfers</i>	<u>3,867,338</u>	<u>3,574,566</u>	<u>9,362,159</u>	<u>4,060,311</u>	<u>13,229,497</u>	<u>7,634,877</u>
<i>Transfers and contributions</i>	<u>-</u>	<u>(387,036)</u>	<u>-</u>	<u>387,036</u>	<u>-</u>	<u>-</u>
<i>Change in net position</i>	<u>3,867,338</u>	<u>\$ 3,187,530</u>	<u>\$ 9,362,159</u>	<u>\$ 4,447,347</u>	<u>\$13,229,497</u>	<u>\$ 7,634,877</u>
<i>Net position - beginning</i>	<u>47,465,059</u>	<u>44,277,529</u>	<u>21,592,963</u>	<u>17,145,616</u>	<u>69,058,022</u>	<u>61,423,145</u>
<i>Cumulative effect of prior period adjustment</i>	<u>(28,116)</u>	<u>-</u>	<u>(199)</u>	<u>-</u>	<u>(28,315)</u>	<u>-</u>
<i>Net position as restated</i>	<u>47,436,943</u>	<u>-</u>	<u>21,592,764</u>	<u>-</u>	<u>69,029,707</u>	<u>-</u>
<i>Net position - ending</i>	<u>\$ 51,304,281</u>	<u>\$47,465,059</u>	<u>\$ 30,954,923</u>	<u>\$21,592,963</u>	<u>\$82,259,204</u>	<u>\$69,058,022</u>

**Governmental Activities:** The Town's governmental activities' net position increased \$3.8 million from \$47.5 million in FY2024 to \$51.3 million for FY2025.

**Revenues:**

The Town's total governmental revenues were \$32.1 million in FY2025, a decrease of \$573 thousand or 1.8% from \$32.6 million in FY2024. This decline is primarily attributable to a 68% or \$2.7 million reduction in capital grants and contributions related to the timing of grant-funded projects. Many of these projects are ongoing, with revenues expected

**TOWN OF MIAMI LAKES, FLORIDA**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025

**Government-Wide Financial Analysis (Continued)**

**Revenues: (Continued)**

to be recognized in future periods. Excluding capital grants, all other revenue categories increased, helping to offset the decline in capital funding. Property taxes accounted for approximately 31% of Governmental Activities' revenues, followed by inter-governmental and other taxes at 21%, utility taxes at 18%, charges for services 15%, and the remainder from franchise fees, investments, grants and contributions, and other miscellaneous income.

- Gross property taxable value for the Town increased for the twelfth consecutive year, from \$4.5 billion to \$4.9 billion in FY2025 or 8.3% because of favorable economic conditions. The millage rate remains unchanged at 2.0732 which generated an additional \$649 thousand in property taxes.
- Utility taxes, including electricity, water, gas, and communications increased by \$154 thousand compared to the previous year, with the bulk of the increase attributed to electricity due to Florida Power & Light (FPL) fuel recovery rate increase which are passed on to customers. The Town imposes a 10% tax on each customer's FPL electric bill.
- Charges for services increased by \$767 thousand, primarily because of building permits issued for new construction and tree removal permits for golf course redevelopment.
- Capital grants and contributions decreased \$2.6 million due to grant funding for building acquisition for the 59<sup>th</sup> Avenue Roadway Extension project received in the prior year.
- Investment income increased \$434 thousand due to higher yields on cash and investments.

**Expenses:**

Total governmental expenses decreased to \$28.2 million in FY2025 from \$29.1 million in FY2024, a reduction of approximately \$866 thousand or 3.0%. This decrease is primarily due to lower general government expenditures which decreased by \$1.85 million due to the absence of the significant one-time legal expense associated with the settlement agreement of the former mayor's federal criminal case that was recognized in the prior year. There were increases in other service areas to offset this.

- Public safety expenses increased by \$407 thousand primarily due to contractual increases in salaries, benefits, and operating costs for police patrol services provided by Miami-Dade Sheriff's Office.
- Transportation increased by \$558 thousand, reflecting continued investment in roadway and sidewalk repairs, street resurfacing, tree trimming, and ongoing infrastructure and maintenance activities.
- Parks and recreation increased a modest \$33 thousand.

**Business-type Activities:** The Town's business-type activities, Stormwater Utility operations, increased the total net position by \$9.4 million. While stormwater services charges and investment income were lower by \$129 thousand and \$444 thousand, respectively, capital grants and contribution increased significantly by \$6.3 million due to the recognition of funding from the American Rescue Plan Act (ARPA) and Bond Series 2021 for drainage improvement projects. Operating expenses increased by \$402 thousand primarily due to infrastructure depreciation, repairs and maintenance. The overall increase to the net position is attributable to increased capital funding supporting stormwater drainage improvements.

**Financial Analysis of the Town's Funds**

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

At the end of the fiscal year, the Town's governmental funds reported a combined fund balance of \$20.9 million, an increase of \$1.77 million or 9.3% from the prior year. Of this amount, \$15 million or 72% is restricted by third parties such as grantors,

**TOWN OF MIAMI LAKES, FLORIDA**  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025

**Governmental funds (Continued)**

creditors, State Statute, or other governmental entities for specific types of expenditures. \$5.1 million or 24% is unassigned and available for spending at the Town's discretion, and through ordinance, the Town has \$672 thousand or 3% committed for replacement of the Town's infrastructure. The remaining \$198 thousand is classified as non-spendable for prepayments.

The General Fund is the chief operating fund, and accounts for most of the Town's governmental activities. As of September 30, 2025, its total fund balance was \$5.2 million, a decrease of \$420 thousand from the prior year. This is primarily due to the reinstatement of funding in the amount of \$499 thousand transferred to the Capital Projects Fund to partially finance Miami Lakes Optimist Park Master Plan project, transfers for lighting upgrade to Town Hall, pressure cleaning and sidewalk repairs, along with increased costs for police services. Of the total fund balance, 97% or \$5.06 million is unassigned, while the remaining \$143 thousand or 3% is nonspendable for prepayments. The unassigned General Fund balance represents 22% of General Fund expenditures, exceeding the Town's minimum fund balance policy requirement of 15%.

In addition to the General Fund, the major governmental funds include the Capital Projects Fund and Special Revenue Fund. As of September 30, 2025, the Capital Projects Fund had a total fund balance of \$8.5 million, an increase of \$1.56 million or 23% from the prior year. This increase is mainly due to transfers from the Special Revenue Fund to partially finance the 59<sup>th</sup> Avenue Roadway Extension and Fairway Drive bike lane projects, as well as transfers from the General Fund to finance MLOP Master Plan project and various other Parks improvements. All funds are restricted as it represents an accumulation of unspent money that is earmarked for the completion of capital projects.

The Special Revenue Fund reported an increase in fund balance of \$299 thousand or 26%, compared to the prior year. This increase was primarily driven by higher collections of mobility fees associated with the expansion of a medical facility, increased tree mitigation fees related to the golf course development, as well as intergovernmental revenues from the transportation surtax.

The Town's non-major governmental funds ending balance as of September 30, 2025, was \$5.8 million, an increase of \$330 thousand or 6% from the prior year. This overall growth was primarily driven by a \$295 thousand increase in the Building Department due to operational surpluses, \$276 thousand in the Infrastructure Replacement Fund funded by the General Fund, along with modest increases in the Special Taxing Districts and Debt Service funds. The Impact Fees Fund, however, saw a decrease of \$315 thousand or 18% mainly due to transfers to the Capital Projects Fund to partially finance the Senior Center Buildout project and grant match for the linear park project.

**Proprietary funds** - The Town's proprietary funds provide the same type of information found in the government-wide financial statements but in greater detail. The Stormwater Utility total net position as of September 30, 2025, increased 43% or \$9.4 million from the prior year to \$30.9 million. Of this amount, \$23.7 million is invested in capital assets, an increase of \$6.7 million because of investments in drainage improvements. The unrestricted net position of \$7.2 million increased by \$2.7 million or 59% primarily due to interest income from investments on the ARPA and Bond funds.

**General Fund Budgetary Highlights**

Over the course of the year, the Town amended the General Fund budget various times. Budget amendments typically fall into two categories: (1) Amendments approved for rollovers related to capital improvement projects, tasks and projects in progress, and prior year encumbrances; and (2) supplemental appropriations to recognize and appropriate grant revenues which were received after the adoption of the budget, and to provide appropriations for various other needs which had arisen since the adoption of the budget. The difference between the original and final amended General Fund budget was \$2.27 million, mostly attributed to the first category.

The final amended budget to actual resulted in a positive variance in revenues of \$1.0 million mostly due to an increase in electric utility taxes from a rate increase, code violation fines and investment income from favorable interest rates.

**TOWN OF MIAMI LAKES, FLORIDA**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2025**

**General Fund Budgetary Highlights (Continued)**

Expenditures were also lower than budgeted by \$817 thousand due to vacancies in administration, operational efficiencies for public safety, and on-going projects in public works and parks and recreation carried forward to next fiscal year.

**Capital Assets and Debt Administration**

**Capital Assets**

The Town’s total capital assets for its governmental and business-type activities as of September 30, 2025, amounted to \$83.7 million (net of accumulated depreciation). Capital assets include land, buildings, construction in progress, infrastructure, furniture, fixtures and equipment, and right-to-use assets (leases). The Town’s net investment in capital assets for its governmental and business-type activities increased \$7.7 million from the previous year to \$58 million. Net investment in capital assets for governmental activities increased by \$1 million and \$6.7 million for business-type activities. Major projects contributing to this year’s asset activity were the following:

- NW 59<sup>th</sup> Avenue Roadway Extension project – relocation assistance and design
- NW 146<sup>th</sup> Street Green 2.0 – multi-purpose greenway bike lane and trails
- Pocket Park Furniture and Fixtures
- Stormwater Drainage Systems Improvement

The chart below provides a condensed schedule of the government-wide capital assets with comparative balances between the current and last fiscal year.

<b>Town of Miami Lakes, Florida</b>						
<b>Capital Assets (Net of Depreciation)</b>						
	<b>Governmental</b>		<b>Business-Type</b>		<b>Total Primary</b>	
	<b>Activities</b>		<b>Activities</b>		<b>Government</b>	
	<b>FY 2025</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2024</b>
Land	\$ 6,056,872	\$ 6,056,872	\$ -	\$ -	\$ 6,056,872	\$ 6,056,872
Building	7,275,890	7,524,526	-	-	7,275,890	7,524,526
Construction in Progress	9,402,755	8,642,096	8,582,683	8,826,908	17,985,438	17,469,004
Infrastructure	16,143,386	15,949,455	34,428,069	24,401,373	50,571,455	40,350,828
Furniture and Fixtures	1,531,109	1,186,666	-	-	1,531,109	1,186,666
Right-to-Use Asset	13,939	10,944	243,657	356,249	257,596	367,193
<b>Total Capital Assets, net</b>	<b>\$40,423,951</b>	<b>\$39,370,559</b>	<b>\$43,254,409</b>	<b>\$33,584,530</b>	<b>\$83,678,360</b>	<b>\$72,955,089</b>

Additional details may be found on page 38 in the capital assets section of the notes to basic financial statements.

**Long-Term Debt**

At the end of the fiscal year, the Town reported \$23.7 million in outstanding bonds and notes payable. This includes the \$7.33 million Series 2010 Special Obligation Bonds issued in 2011 to finance the Government Center project, which carries ratings of A2 from Moody’s Investors Service and AA+ from Fitch Ratings. It also includes the \$15.5 million in Stormwater Utility System Revenue Bonds issued at a premium of \$3.2 million to fund stormwater drainage construction and improvements. These bonds were similarly affirmed with strong ratings of A1 by Moody’s and A+ by Fitch. Additionally, in May 2024, the Town entered into a \$1.625 million settlement agreement over three years for the payment of the former Mayor’s legal fees related to federal criminal defense. The Town’s long-term obligations further include its proportionate share of the Florida Retirement System (FRS) net pension liability of approximately \$2.6 million.

The chart below provides comparative outstanding balances between the current and last fiscal year. Additional information on the Town’s long-term debt can be found in Note 7 on pages 38 through 42 of this report.

**TOWN OF MIAMI LAKES, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2025**

**Long-Term Debt (Continued)**

<b>Town of Miami Lakes, Florida</b>				
<b>Outstanding Debt over \$500k</b>				
	<b>Governmental</b>		<b>Business-Type</b>	
	<b>Activities</b>		<b>Activities</b>	
	<b>FY 2025</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2024</b>
Special Obligation Bonds, Series 2010	\$ 5,850,000	\$ 6,090,000	\$ -	\$ -
Stormwater Utility-Revenue Bonds, Series 2021			14,615,000	14,910,000
Premium (Discount) on Bonds issued	(21,028)	(22,408)	2,795,552	2,903,073
Net Pension Liability	2,516,707	3,249,773	128,176	143,137
Compensated Absences	501,992	-	14,001	-
Settlement Agreement Payable	500,000	1,000,000	-	-
<b>Total</b>	<b>\$ 9,347,671</b>	<b>\$ 10,317,365</b>	<b>\$ 17,552,729</b>	<b>\$ 17,956,210</b>

**Economic Factors and Next Year's Budget**

- For Fiscal Year 2026, the Town's taxable property values increased 7.2% from \$4.9 billion from the prior year to \$5.2 billion. This is the thirteenth consecutive year of increase in taxable values, and a positive economic indicator that reflects the buoyancy of the housing market as well as the ongoing growth in both residential and commercial property developments.
- The adopted millage rate is 2.1577 mills for FY2026. This is an increase of 4.08% from the prior year's 2.0732 mills. The millage rate will generate \$11.3 million in ad-valorem or \$1.19 million more than the prior year due to the increase in property values and millage rate.
- The total adopted budget for Fiscal Year 2026 including transfers and reserves is \$75.4 million, a decrease of \$4.6 million from the prior year primarily due to grant awards and bond funding for stormwater drainage improvement projects and the 59<sup>th</sup> Avenue roadway extension and redevelopment project were expended in FY2025.
- The required General Fund reserve for FY2026 is \$3,482,391, representing 15% of the total adopted General Fund expenditure budget, including transfers. Previously, the Town's reserve policy was based on an average of two months of the adopted General Fund budget, including transfers (approximately 16.67%). The policy was amended to 15% during the development of the FY2025 budget.
- The latest population estimates from the U.S. Census Bureau indicate that the Town of Miami Lakes population has grown to 33,247. As of December 2025, the Town's unemployment rate increased slightly from 2.1% in December 2024 to 2.2%, remaining below Miami Dade County rate of 2.5% and significantly lower than the state average of 4.4%.
- Overall, the Town's adopted budget represents a prudent and fiscally responsible plan that is structurally balanced, supports the Town's operational needs, funds essential infrastructure improvements, and ensures the continued delivery of high-quality services to our residents. It reflects the Town's financial goals and priorities, reinforcing our commitment to the long-term well-being of the community.

**Requests for Information**

This financial report is designed to provide a general overview of the Town of Miami Lakes' finances for all those with an interest in the Town's finances and to demonstrate the Town's accountability. Additional information is available on the Town's website at [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov). Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Town of Miami Lakes,  
 Finance Department  
 6601 Main Street  
 Miami Lakes, Florida 33014



**BASIC FINANCIAL STATEMENTS**

**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2025**

	Governmental Activities	Business-Type Activities	Total
<u>ASSETS</u>			
Cash and cash equivalents	\$ 12,683,285	\$ 1,636,093	\$ 14,319,378
Investments	6,565,371	-	6,565,371
Accounts receivable, net	3,778,723	1,382,614	5,161,337
Internal balances	-	-	-
Prepays	201,100	1,464	202,564
Restricted assets:			
Cash and cash equivalents	471,791	4,731,066	5,202,857
Investments	616,724	5,310,480	5,927,204
Capital assets:			
Non-depreciable capital assets:			
Land	6,056,872	-	6,056,872
Construction in progress	9,402,755	8,582,683	17,985,438
Total non-depreciable capital assets	15,459,627	8,582,683	24,042,310
Depreciable/amortizable capital assets:			
Leasehold improvements	90,558	-	90,558
Furniture and equipment	5,976,115	322,359	6,298,474
Building	10,283,967	-	10,283,967
Infrastructure	32,859,258	39,774,738	72,633,996
Right-to-use asset	60,545	528,593	589,138
Less: accumulated depreciation/amortization	(24,306,119)	(5,953,964)	(30,260,083)
Net depreciable/amortizable capital assets	24,964,324	34,671,726	59,636,050
Total capital assets	40,423,951	43,254,409	83,678,360
Total assets	64,740,945	56,316,126	121,057,071
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Pension	465,714	9,288	475,002
Total deferred outflows of resources	465,714	9,288	475,002
<u>LIABILITIES</u>			
Accounts payable and other current liabilities	3,297,913	2,386,606	5,684,519
Deposits	130,593	-	130,593
Unearned revenues	133,279	5,086,011	5,219,290
Noncurrent liabilities:			
Due within one year	831,576	415,121	1,246,697
Due in more than one year	8,589,561	17,422,748	26,012,309
Total liabilities	12,982,922	25,310,486	38,293,408
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Pension	919,456	60,005	979,461
Total deferred inflows of resources	919,456	60,005	979,461
<u>NET POSITION</u>			
Net investment in capital assets	34,151,620	23,754,002	57,905,622
Restricted for:			
Debt Service	1,053,003	-	1,053,003
Transit - CITT 20	444,652	-	444,652
Transportation - CITT 80	250,579	-	250,579
Transportation - Gas Tax	76,117	-	76,117
Transportation	5,256,304	-	5,256,304
Mobility	256,281	-	256,281
Facilities and Equipment	5,900	-	5,900
Building Department - Operational	1,181,652	-	1,181,652
Building Department - Technology	1,116,497	-	1,116,497
Parks	3,190,228	-	3,190,228
Tree Removal	164,852	-	164,852
Impact Fees:			
Public Safety (Police)	25,387	-	25,387
Parks improvement	34,760	-	34,760
Parks open space	1,365,341	-	1,365,341
Neighborhood Service Districts	322,367	-	322,367
Greenway 77th Court	40,840	-	40,840
Large Park LOS	199,885	-	199,885
Unrestricted	2,168,016	7,200,921	9,368,937
Total net position	\$ 51,304,281	\$ 30,954,923	\$ 82,259,204

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 6,211,148	\$ 1,671,712	\$ 222,659	\$ 1,274,179	\$ (3,042,598)	\$ -	\$ (3,042,598)
Public safety	12,909,199	2,504,201	-	-	(10,404,998)	-	(10,404,998)
Parks and recreation	4,491,630	191,271	-	-	(4,300,359)	-	(4,300,359)
Transportation	4,140,294	459,607	-	-	(3,680,687)	-	(3,680,687)
Interest expense	452,619	-	-	-	(452,619)	-	(452,619)
Total governmental activities	<u>28,204,890</u>	<u>4,826,791</u>	<u>222,659</u>	<u>1,274,179</u>	<u>(21,881,261)</u>	<u>-</u>	<u>(21,881,261)</u>
Business-type activities:							
Stormwater	2,713,318	2,185,893	-	8,960,927	-	8,433,502	8,433,502
Total business-type activities	<u>2,713,318</u>	<u>2,185,893</u>	<u>-</u>	<u>8,960,927</u>	<u>-</u>	<u>8,433,502</u>	<u>8,433,502</u>
Total primary government	<u>\$ 30,918,208</u>	<u>\$ 7,012,684</u>	<u>\$ 222,659</u>	<u>\$ 10,235,106</u>	<u>\$ (21,881,261)</u>	<u>\$ 8,433,502</u>	<u>\$ (13,447,759)</u>
General revenue:							
Property taxes					9,802,834	-	9,802,834
Utility taxes					4,839,799	-	4,839,799
Communication service tax					894,690	-	894,690
Franchise taxes					1,539,119	-	1,539,119
Other taxes					764,902	-	764,902
Intergovernmental not restricted to specific programs					6,095,479	-	6,095,479
Investment income					1,424,856	928,657	2,353,513
Other income					386,920	-	386,920
Total general revenues and transfers					<u>25,748,599</u>	<u>928,657</u>	<u>26,677,256</u>
Change in net position					3,867,338	9,362,159	13,229,497
Net position, beginning restated - see Note 1.W.					<u>47,436,943</u>	<u>21,592,764</u>	<u>69,029,707</u>
Net position, ending					<u>\$ 51,304,281</u>	<u>\$ 30,954,923</u>	<u>\$ 82,259,204</u>

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2025**

	Major Funds			Nonmajor Governmental Funds	Total Governmental Funds
	General	Capital Projects	Special Revenue		
<b>ASSETS</b>					
Cash and cash equivalents	\$ 2,313,383	\$ 6,507,735	\$ 1,158,067	\$ 2,660,997	\$ 12,640,182
Investments	3,524,981	1,003,582	-	2,036,808	6,565,371
Accounts receivable, net	1,135,914	1,334,268	627,835	680,706	3,778,723
Due from other funds	401,904	-	-	-	401,904
Prepays	142,911	-	14,032	40,917	197,860
Restricted assets:					
Cash and cash equivalents	-	-	-	471,791	471,791
Investments	-	-	-	616,724	616,724
Total assets	<u>\$ 7,519,093</u>	<u>\$ 8,845,585</u>	<u>\$ 1,799,934</u>	<u>\$ 6,507,943</u>	<u>\$ 24,672,555</u>
<b>LIABILITIES</b>					
Accounts payable and other current liabilities	\$ 2,126,455	\$ 393,153	\$ 352,696	\$ 220,847	\$ 3,093,151
Deposits	130,593	-	-	-	130,593
Unearned revenues	59,982	-	-	73,297	133,279
Due to other funds	-	-	-	401,904	401,904
Total liabilities	<u>2,317,030</u>	<u>393,153</u>	<u>352,696</u>	<u>696,048</u>	<u>3,758,927</u>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepays	142,911	-	14,032	40,917	197,860
Restricted:					
Debt service	-	-	-	1,053,003	1,053,003
Transit - CITT 20	-	-	444,652	-	444,652
Transportation - CITT 80	-	-	250,579	-	250,579
Transportation - Gas Tax	-	-	76,117	-	76,117
Transportation	-	5,256,304	-	-	5,256,304
Mobility	-	-	256,281	-	256,281
Facilities and Equipment	-	5,900	-	-	5,900
Building department - Operational	-	-	-	1,181,652	1,181,652
Building department - Technology	-	-	-	1,116,497	1,116,497
Parks	-	3,190,228	-	-	3,190,228
Tree removal	-	-	164,852	-	164,852
Impact fees:					
Public Safety (Police)	-	-	-	25,387	25,387
Parks improvement	-	-	-	34,760	34,760
Parks open space	-	-	-	1,365,341	1,365,341
Neighborhood Service Districts	-	-	-	322,367	322,367
Greenway 77th Court	-	-	40,840	-	40,840
Large Park LOS	-	-	199,885	-	199,885
Committed for:					
Infrastructure projects	-	-	-	671,971	671,971
Unassigned	5,059,152	-	-	-	5,059,152
Total fund balances	<u>5,202,063</u>	<u>8,452,432</u>	<u>1,447,238</u>	<u>5,811,895</u>	<u>20,913,628</u>
Total liabilities and fund balances	<u>\$ 7,519,093</u>	<u>\$ 8,845,585</u>	<u>\$ 1,799,934</u>	<u>\$ 6,507,943</u>	<u>\$ 24,672,555</u>

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION**  
**GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2025**

Fund balances - total government funds (Page 15) \$ 20,913,628

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Governmental capital assets	64,720,985	
Less: accumulated depreciation	<u>(24,301,173)</u>	
		40,419,812

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.

Governmental bonds payable	(5,828,972)	
Compensated absences	(501,992)	
Lease liability	(14,111)	
Settlement Agreement payable	<u>(500,000)</u>	
		(6,845,075)

Debt interest payable that will not be liquidated with current financial resources is not reported in the governmental funds		(154,280)
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OPEB obligations attributable to retiree benefits financed from governmental fund types		(59,355)
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Net pension liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds	(2,516,707)	
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Deferred outflows of resources related to pensions are not recognized in the governmental funds; however, they are reported in the statement of net position under full accrual accounting	465,714	
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Deferred inflows of resources related to pensions are not recognized in the governmental funds; however, they are reported in the statement of net position under full accrual accounting	<u>(919,456)</u>	
		(2,970,449)

Internal service funds are used by management to charge the costs of facilities maintenance to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.

Net position of governmental activities (Page 13)		<u><u>\$ 51,304,281</u></u>
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**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Nonmajor Governmental Funds	Total Governmental Funds
	General	Capital Projects	Special Revenue		
<b>Revenues:</b>					
Ad valorem taxes	\$ 9,802,834	\$ -	\$ -	\$ -	\$ 9,802,834
Utility taxes	4,310,979	-	-	528,820	4,839,799
Franchise fees	1,539,119	-	-	-	1,539,119
Communication service tax	894,690	-	-	-	894,690
Other taxes	209,318	151,973	403,611	-	764,902
Licenses and permits	272,705	-	428,969	1,862,619	2,564,293
Intergovernmental	4,041,836	1,239,278	2,311,203	-	7,592,317
Fines and forfeitures	386,701	-	-	-	386,701
Service charges	178,797	-	-	-	178,797
Impact fees					
Parks	-	-	-	66,535	66,535
Investment income	580,179	350,082	126,824	367,771	1,424,856
Special assessments	-	-	-	1,630,465	1,630,465
Other	191,753	32,792	-	158,502	383,047
Total revenues	<u>22,408,911</u>	<u>1,774,125</u>	<u>3,270,607</u>	<u>4,614,712</u>	<u>32,068,355</u>
<b>Expenditures:</b>					
<b>Current:</b>					
<b>General government</b>					
Town council	716,308	-	-	-	716,308
Town administration and finance	3,038,171	-	-	-	3,038,171
Legal	758,006	-	-	-	758,006
Public safety	11,189,531	-	-	1,607,906	12,797,437
Parks and recreation	3,722,159	126,642	-	-	3,848,801
Transportation / public works	1,646,492	165,051	1,771,095	-	3,582,638
Administrative	-	-	-	1,647,493	1,647,493
<b>Debt service:</b>					
Principal	12,234	-	-	241,772	254,006
Interest	-	-	-	452,619	452,619
<b>Capital outlay</b>					
Capital outlay	33,778	2,527,495	-	156,561	2,717,834
Total expenditures	<u>21,116,679</u>	<u>2,819,188</u>	<u>1,771,095</u>	<u>4,106,351</u>	<u>29,813,313</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,292,232</u>	<u>(1,045,063)</u>	<u>1,499,512</u>	<u>508,361</u>	<u>2,255,042</u>
<b>Other financing sources (uses)</b>					
Proceeds from RTU asset financing	17,434	-	-	3,458	20,892
Transfers in	250,000	2,859,525	180,500	366,000	3,656,025
Transfers out	(1,979,390)	(250,000)	(1,381,250)	(548,029)	(4,158,669)
Total other financing sources (uses)	<u>(1,711,956)</u>	<u>2,609,525</u>	<u>(1,200,750)</u>	<u>(178,571)</u>	<u>(481,752)</u>
Net change in fund balances	(419,724)	1,564,462	298,762	329,790	1,773,290
Fund balances - beginning	5,621,787	6,887,970	1,148,476	5,482,105	19,140,338
Fund balances - ending	<u>\$ 5,202,063</u>	<u>\$ 8,452,432</u>	<u>\$ 1,447,238</u>	<u>\$ 5,811,895</u>	<u>\$ 20,913,628</u>

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Amounts reported for governmental activities in the statement of activities (on page 14) are different because:

Net change in fund balances - total governmental funds (Page 17) \$ 1,773,290

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is depreciated over their estimated useful lives.

Expenditures for capital outlays meeting the capitalization threshold	2,717,834	
Less current year depreciation	<u>(1,663,836)</u>	
		1,053,998

The net effect of various transactions involving capital assets (i.e., sales, trade-ins, and do-

Contribution of capital assets to business-type activities	<u>-</u>	-
--	----------	---

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Principal payments	254,006	
Amortization of discount on bonds issued	(1,380)	
Proceeds from RTU asset financing	(20,892)	
Payments on settlement agreement	<u>500,000</u>	
		731,734

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Changes in accrued interest payable	3,873	
Change in compensated absences	(49,696)	
Change in OPEB liability	(1,219)	
Changes in net pension liability and other deferral amounts	<u>355,358</u>	
		308,316

The net change of internal service fund is reported with governmental activities on the statement of activities.

-

Change in net position of governmental activities (Page 14) \$ 3,867,338

**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**SEPTEMBER 30, 2025**

	<u>Business-Type Activity Enterprise Fund</u>	<u>Internal Service Fund</u>
	<u>Stormwater</u>	<u>Fund</u>
<u>ASSETS</u>		
Current assets:		
Cash and cash equivalents	\$ 1,636,093	\$ 43,103
Restricted cash	4,731,066	-
Restricted investments	5,310,480	-
Accounts receivable, net	1,382,614	-
Prepays	1,464	3,240
Total current assets	<u>13,061,717</u>	<u>46,343</u>
Noncurrent assets:		
Construction in progress	8,582,683	-
Furniture and equipment	322,359	-
Right-to-use asset	528,593	-
Infrastructure	39,774,738	9,085
Less: accumulated depreciation	<u>(5,953,964)</u>	<u>(4,946)</u>
Total noncurrent assets	<u>43,254,409</u>	<u>4,139</u>
Total assets	<u>56,316,126</u>	<u>50,482</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Pension	<u>9,288</u>	<u>-</u>
Total deferred outflows of resources	<u>9,288</u>	<u>-</u>
<u>LIABILITIES</u>		
Current liabilities:		
Accounts payable and other current liabilities	2,386,606	50,482
Compensated absences - current	1,694	-
Due to Miami-Dade County - current	14,518	-
Lease liability - current	88,909	-
Bonds payable - current	310,000	-
Unearned grant revenue	<u>5,086,011</u>	<u>-</u>
Total current liabilities	<u>7,887,738</u>	<u>50,482</u>
Noncurrent liabilities:		
Compensated absences	12,307	-
Net pension liability	128,176	-
Lease liability	181,713	-
Bond payable	<u>17,100,552</u>	<u>-</u>
Total noncurrent liabilities	<u>17,422,748</u>	<u>-</u>
Total liabilities	<u>25,310,486</u>	<u>50,482</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Pension	<u>60,005</u>	<u>-</u>
Total deferred inflows of resources	<u>60,005</u>	<u>-</u>
<u>NET POSITION</u>		
Net investment in capital assets	23,754,002	4,139
Unrestricted	<u>7,200,921</u>	<u>(4,139)</u>
Total net position	<u>\$ 30,954,923</u>	<u>\$ -</u>

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Business-Type Activity Enterprise Fund	Internal Service Fund
	<u>Stormwater</u>	<u>Fund</u>
Operating revenues:		
Charges for services	\$ 2,185,893	\$ -
Total operating revenues	<u>2,185,893</u>	<u>-</u>
Operating expenses:		
Administrative expenses	692,105	388,107
Contractual services	150,435	-
Repairs and maintenance	460,785	113,931
Depreciation	905,492	606
Total operating expenses	<u>2,208,817</u>	<u>502,644</u>
Operating (loss)	(22,924)	(502,644)
Nonoperating revenues (expenses):		
Investment earnings	928,657	-
Interest expense	(504,501)	-
Total nonoperating revenues (expenses)	<u>424,156</u>	<u>-</u>
Income (loss) before contributions and transfers	401,232	(502,644)
Contributions and transfers:		
Capital contributions	8,960,927	-
Transfers in	-	502,644
Net contributions and transfers	<u>8,960,927</u>	<u>502,644</u>
Change in net position	9,362,159	-
Net position, beginning restated - see Note XX	<u>21,592,764</u>	<u>-</u>
Net position, ending	<u>\$ 30,954,923</u>	<u>\$ -</u>

See notes to basic financial statements

**TOWN OF MIAMI LAKES, FLORIDA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Business-Type Activity Enterprise Fund	Internal Service Fund
	Stormwater	Fund
Cash flows from operating activities:		
Cash received from customers, governments and other funds	\$ (6,268,202)	\$ 594
Cash paid to suppliers	(150,159)	(365,720)
Cash paid to employees	(368,003)	(126,350)
Net cash used in operating activities	(6,786,364)	(491,476)
Cash flows from noncapital financing activities:		
Transfers in (out)	-	502,644
Net cash provided by noncapital financing activities	-	502,644
Cash flows from capital and related financing activities:		
Acquisition and construction of capital assets and furniture and equipment	(10,575,371)	-
Principal retirement of capital debt	(309,518)	-
Interest paid on capital debt	(613,006)	-
Principal payments on lease liabilities	(86,114)	-
Capital grants	8,960,927	-
Net cash used in capital and related financing activities	(2,623,082)	-
Cash flows from investing activities:		
Redemption of investments	7,964,507	-
Interest and other income	928,657	-
Net cash provided by investing activities	8,893,164	-
Net decrease in cash and cash equivalents	(516,282)	11,168
Cash and cash equivalents, October 1	6,883,441	31,935
Cash and cash equivalents , September 30	\$ 6,367,159	\$ 43,103
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	\$ (22,924)	\$ (502,644)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	905,492	606
Change in assets and liabilities:		
(Increase) decrease in:		
Accounts receivable	(261,041)	594
Prepays	(1,464)	(3,240)
Deferred outflows of resources for pension	3,962	-
Increase (decrease) in:		
Accounts payable and accrued payroll and benefits	794,228	13,208
Unearned revenue	(8,196,801)	-
Compensated absences	3,597	-
Net pension liability	(15,160)	-
Deferred inflows of resources for pension	3,747	-
Total adjustments	(6,763,440)	11,168
Net cash used in operating activities	\$ (6,786,364)	\$ (491,476)
Noncash investing, capital and related financing activities:		
Contribution of capital assets	\$ -	\$ -

See notes to basic financial statements



**NOTES TO BASIC  
FINANCIAL STATEMENTS**

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Organization**

The Town of Miami Lakes, Florida (the "Town") was incorporated in fiscal year 2001 and is a political subdivision of the State of Florida located in northwestern Miami-Dade County. The Town operates under a Mayor-Council-Manager form of government, with the legislative function being vested in a seven-member Council. The Town Council is governed by the Town Charter and by the state and local laws and regulations. The Town Council is responsible for establishment and adoption of policy. The Town provides the following range of municipal services authorized by its charter: public safety, streets, stormwater, health and social services, culture, recreation, on demand transportation, planning and zoning, and general administrative services.

The accounting policies of the Town conform to Accounting Principles Generally Accepted in the United States of America (GAAP) as applicable to governments. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting.

This summary of significant accounting policies is presented to assist the reader in interpreting the basic financial statements of the Town of Miami Lakes, Florida. The policies are considered essential and should be read in conjunction with the basic financial statements.

**B. Financial Reporting Entity**

The Town was incorporated in accordance with the Constitution of the State of Florida and the Home Rule Charter of Miami-Dade County on December 5, 2000, to carry on a centralized government. The Town Council is responsible for legislative and fiscal control of the Town. A Town Manager is appointed by the Council and is responsible for administrative and fiscal control of the resources of the Town.

The financial statements were prepared in accordance with GASB Statement No. 14, The Financial Reporting Entity, as amended by GASB Statements No. 39 and 61, which establishes standards for defining and reporting on the financial reporting entity. The definition of the financial reporting entity is based upon the concept that elected officials are accountable to their constituents for their actions. One of the objectives of financial reporting is to provide users of financial statements with a basis for assessing the accountability of the elected officials. The financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity to be misleading or incomplete. The Town is financially accountable for a component unit if it appoints a voting majority of the organization's governing board and it is able to impose its financial benefits to, or impose specific financial burdens on the Town. Based on the application of these criteria, there were no component units to the Town for fiscal year ended September 30, 2025.

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all activities of the primary government. 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.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Government-Wide and Fund Financial Statements**

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

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor funds. The internal service fund is included in the proprietary fund financial statements.

**D. 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 similar to the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. 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 Town considers revenues to be available if they are collected within six (6) months of the end of the current fiscal period, except for property taxes, for which the period is 60 days. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, utility taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Town.

Accounting principles generally accepted in the United States of America set forth minimum criteria (percentage of assets plus deferred outflows of resources, liabilities plus deferred inflows of resources, revenue or expenditures/expenses of the applicable fund category and the governmental and enterprise combined) for the determination of major funds. The non-major funds are presented in one column in the respective fund financial statements.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

The Town reports the following major governmental funds:

**General Fund** – This fund is the government’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Capital Projects Fund** – This fund is used to account for the construction of major capital projects, other than those financed by the proprietary funds, or the Series 2010 Special Obligation Bond.

**Special Revenue Fund** – This fund is used to account for and report the receipts of local option fuel tax and county-shared fuel tax that are legally restricted for expenditures related to development, construction equipping, maintenance, operations or expansion of public transportation system, roads and bridges.

The Town reports the following major proprietary fund:

**Stormwater Utility Fund** – This fund is used to account for the provision of stormwater maintenance and capital improvements within the Town.

Additionally, the Town reports the following fund types:

**Building Department Fund** – This fund is used to account for and report the receipts of building permits and other fees that are restricted for building permitting and inspection activities. The department performs plan review for all commercial and residential construction, mandatory inspections for all phases of construction to ensure compliance with building safety regulations, collects permit fees and issues permits for residential and commercial construction, and issues certificates of completion and occupancy.

**Special Taxing Districts Fund** – This fund is used to account for the cost to provide public improvements and special services through a non-ad valorem assessment. Non-ad valorem assessments represent a cost share assigned to a group of properties to pay all or part of the cost associated with a specific public service or improvement, such as security guard services, lighting, lake, and landscape maintenance, primarily benefitting those properties.

**Impact Fees Fund** – This fund is used to account for the parks and public safety impact fees used to fund the cost of additional capital resources required to maintain and accommodate projected population growth due to new development.

**Debt Service Fund** – This fund is used to account for the accumulation of resources for and payment of principal, interest and related costs of the Town’s special obligation bonds.

**Infrastructure Replacement Fund** – This fund is used for purposes of accumulating resources to fund long-term capital expenditures.

**Internal Service Fund** – This fund is used to account for the Town’s facilities maintenance services, all of which are provided to other Town departments.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Town's enterprise fund functions and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes, whose purpose has not been restricted to a specific program.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from user fees for providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the stormwater enterprise fund are charges to customers for services to maintain and refurbish the stormwater system. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

**E. Deposits and Investments**

The Town's cash and cash equivalents are considered to be cash on hand, demand deposits, investments with the State Board of Administration (SBA) investment pools (Securities and Exchange Commission Rule 2A-7 Pool), certificates of deposit, money markets, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

State Statutes requires all deposits of the Town, including demand deposit accounts, time deposit accounts, and money market accounts to be held in institutions designated by the Treasurer of the State of Florida as "qualified depositories" and accordingly, are covered by a collateral pool as required by that statute.

Investments are reported at fair value, which are based on quoted market prices. Investments owned by the Town are accounted for in the Town's investment pool. Income earned from this pool is allocated to the respective funds based on average monthly balances.

The reported value of the pool is the same as their fair value of the pool shares for participants in Pool A. Investments, including restricted investments, consist of securities of governmental agencies unconditionally guaranteed by the U.S. Government.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**F. Receivables and Payables**

Receivables include amounts due from other governments and others for services provided by the Town. Receivables are recorded and revenues are recognized as earned or as specific program expenditures/expenses are incurred based on the accounting basis required for that fund.

All trade receivables are shown net of an allowance for uncollectible accounts. An allowance for uncollectible accounts is provided when necessary for all trade receivables outstanding over 60 days.

**G. Interfund Receivables and Payables**

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" or "advances to/from other funds". Any residual balances outstanding between the governmental activities and business activities are reported in the government-wide financial statements as "internal balances".

**H. Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements using the consumption method. The governmental fund financial statements consider prepaid items to be nonspendable fund balance.

**I. Property Taxes**

Property taxes are assessed as of January 1 each year and are first billed (levied) and due the following November 1.

Under Florida law, the assessment of all properties and the collection of all county, municipal, school board and special district property taxes are consolidated in the Office of the County Property Appraiser and County Tax Collector. The laws for the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. State statutes permit municipalities to levy property taxes at a rate of up to 10 mills (\$10 per \$1,000 of assessed taxable valuation). The millage rate assessed by the Town for the year ended September 30, 2025 was 2.0732.

The Town's tax levy is established by the Town Council prior to October 1st of each year, and the County Property Appraiser incorporates the millage into the total tax levy, which includes Miami-Dade County, Miami- Dade County School Board and certain other special taxing districts.

All real and tangible personal property taxes are due and payable on November 1st of each year or as soon as practicable thereafter as the assessment roll is certified by the County Property Appraiser. Miami-Dade County mails each property owner on the assessment roll a notice of the taxes due and collects the taxes for the Town. Taxes may be paid upon receipt of the notice from Miami-Dade County, with discounts at the rate of 4% if paid in the month of November, 3% if paid in the month of December, 2% if paid in the month of January and 1% if paid in the month of February. Taxes paid during the month of March are without discount, and all unpaid taxes on real and tangible personal property become delinquent and liens are placed on April 1st of the year following the year in which the taxes were assessed. Procedures for the collection of delinquent taxes by Miami-Dade County are provided for in the laws of Florida.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**J. Capital Assets**

Capital assets are defined by the Town as property, equipment and infrastructure with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value as of the date of donation. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all depreciable assets is provided on the straight-line basis over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	39
Furniture and equipment	5-20
Leasehold improvements	15
Infrastructure	40

When capital assets are sold or disposed of, the related cost and accumulated depreciation are removed from the financial records and a resulting gain or loss is recorded in the government-wide financial statements.

**K. Leases**

Leases are defined as the right to use an underlying asset. As a lessee, the Town recognized a lease liability and an intangible right-to-use (RTU) lease asset at the beginning of a lease unless the lease is considered a short-term lease or transfers ownership of the underlying asset. RTU lease assets are initially recorded at the initial measurement of the lease liability, plus lease payments made at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease, plus initial direct costs that are ancillary to place the asset into service. Lease assets are amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset. Remeasurement of a lease liability occurs when there is a change in the lease term and/or other changes that are likely to have a significant impact on the lease liability.

The Town calculates the amortization of the discount on the lease liability and report that amount as outflows of resources. Leases that do not have implicit interest rates, the incremental borrowing rates (IBR) are used. IBR's are estimated rates the Town would be charged for borrowing the lease payment amounts during the lease term. Payments are allocated first to accrued interest liability and then to the lease liability. Variable lease payments based on the usage of the underlying assets are not included in the lease liability calculations but are recognized as outflows of resources in the period in which the obligation was incurred.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**L. Subscription Based Information Technology Arrangements**

Subscription based information technology arrangements (“SBITA”) assets are defined by the general government as the right to use vendor-provided information technology (“IT”) with access to vendors’ IT assets. The Town recognizes a subscription liability and an intangible subscription right-to-use asset at the beginning of the subscription term that have a term exceeding one year. A SBITA asset is measured based on the net present value of subscription payments expected to be made during the subscription term, using the incremental borrowing rate, and is amortized using the straight-line method over the shorter of the subscription term or the useful life of the underlying IT assets. Re-measurement of a subscription liability occurs when there is a change in the contract term and/or other changes that are likely to have a significant impact on the subscription liability.

**M. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town has pension amounts that qualify for reporting in this category on the government-wide statement of net position in the amount of \$475,002.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as inflows of resources (revenue) until that time. The Town has pension amounts that qualify for reporting in this category in the amount of \$979,461.

**N. Compensated Absences**

It is the Town’s policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Vacation pay and sick pay benefits are accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

All vacation and sick leave is accrued and reported as a fund liability when it is probable that the Town will compensate the employee with expendable available financial resources. Vacation and sick leave is accrued when incurred in proprietary funds and reported as a fund liability. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. For governmental funds, compensated absences are generally liquidated by the General Fund.

**O. Unearned Revenue**

Resources that do not meet revenue recognition requirements (not earned), such as grants, are classified as liabilities and recorded as unearned revenue in the government-wide and the fund financial statements. As of September 30, 2025, the Town has a balance of approximately \$4.8 million in funding previously received from the American Rescue Plan Act that will be utilized for stormwater infrastructure improvements. This amount will be applied to eligible expenses in subsequent years.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**P. Long-Term Obligations**

In the government-wide financial statements, and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Debt premiums and discounts are deferred and amortized over the life of the debt using the straight-line method, which does not result in a material difference from the effective interest method. The face amount of the debt issued is reported net of bond premiums and discounts. Debt issuance costs are expensed in the year they are incurred.

In the fund financial statements, governmental fund types recognize debt premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditure.

**Q. Net Position**

Total equity as of September 30, 2025 is classified into three components of net position:

**Net investment in capital assets** – consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by the outstanding balances of any bonds, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**Restricted net position** – consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.

**Unrestricted net position** – all other net position that do not meet the definition of “restricted” or “net investment in capital assets”.

**R. Fund Balance**

The Town follows Governmental Accounting Standards for *Fund Balance Reporting and Governmental Type Definitions*, which requires that governmental fund financial statements present fund balance based on classification that comprise a hierarchy that is based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in the respective governmental fund can be spent. The classifications used in the governmental fund financial statements are as follows:

**Non-spendable** – Amounts that cannot be spent either because they are in not spendable form (such as inventory) or because they are legally or contractually required to be maintained intact.

**Restricted** – Amounts that can be spent only for specific purposes by their providers (such as grantors, bondholders, Town Code, and higher levels of government), through constitutional provisions, or by enabling legislation.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**R. Fund Balance (continued)**

**Committed** – Amounts constrained to specific purposes by the Town itself, using its highest level of decision-making authority (i.e., Town Council). To be reported as committed, amounts cannot be used for any other purpose unless the Town takes the same highest-level action to remove or change the constraint. Amounts that can be used only for the specific purposes determined by a formal action (i.e., ordinance) of the Town Council, the Town’s highest level of decision-making authority. Commitments may only be changed or lifted by the Town Council taking the same formal action that imposed the constraint originally.

**Assigned** – Amounts the Town intends to use for a specific purpose. Intent can be expressed by the Town Council or by an official or body to which the Town Council delegates the authority. Amounts that the Town intends to use for a specific purpose; the intent shall be expressed by the Town Council or may be delegated to the Town Manager.

**Unassigned** – This fund balance is the residual classification for the General Fund. The General Fund is the only fund that reports a positive unassigned fund balance amount. It is also used to report negative fund balances in other governmental funds.

**Minimum level of Unassigned Fund Balance Policy:**

The Town’s reserve policy ordinance requires that the Town maintain 15% of budgeted general fund expenditures, including transfers, on hand as a reserve whenever possible. When expenditure is incurred for the purpose for which both restricted and unrestricted funds are available, the Town considers restricted funds to have been spent first. When expenditures are incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been first expended out of committed funds then assigned funds and finally unassigned funds, as needed, unless the Town Council or Town Manager has provided otherwise in its commitment or assignment actions.

The Town will use restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as grant agreements requiring dollar for dollar spending. Additionally, the Town will first use committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

**S. Net Position Flow Assumption**

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which resources are considered to be applied. It is the Town’s policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**T. 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 of assets, liabilities, disclosures of contingent liabilities, revenues and expenditures/expenses reported in the financial statements and accompanying notes. These estimates include assessing the collectability of receivables, the realization of pension obligations, OPEB and the useful lives of capital assets. 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.

**U. Restricted Assets**

Certain resources set aside for the repayment of bonds are classified as restricted assets on the statement of net position because their use is limited by the applicable bond indenture covenants.

**V. Capital Contributions**

Capital contributions in proprietary fund financial statements arise from grants or outside contributions of resources restricted to capital acquisition and construction.

**W. Accounting Change**

During the fiscal year ended September 30, 2025, the Town implemented GASB Statement No. 101, *Compensated Absences*, see Note 1.X. The implementation of the GASB Statement resulted in the Town recognizing an estimated amount of sick leave earned as of fiscal year-end that will be used by employees as time off in future years as part of the liability for compensated absences, in addition to the value of unused vacation time owed to employees upon separation of employment.

The following summarizes the adjustments made to the beginning balances of net position as a result of this change:

<u>Reporting Unit</u>	<u>Beginning Net Position (as previously reported)</u>	<u>Adjustment</u>	<u>Beginning Net Position (as restated)</u>
Governmental Activities	\$ 47,465,059	\$ (28,116)	\$ 47,436,943
Business-Type Activities	\$ 21,592,963	\$ (199)	\$ 21,592,764
	<u>Beginning Compensated Absences Liability (as previously reported)</u>	<u>Adjustment</u>	<u>Beginning Compensated Absences Liability (as restated)</u>
Governmental Activities	\$ 424,180	\$ 28,116	\$ 452,296
Business-Type Activities	\$ 10,404	\$ 199	\$ 10,603

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**X. New Accounting Pronouncements**

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to update the recognition and measurement guidance for compensated absences by requiring that liabilities for leave benefits be recognized for leave that has not been used and is attributable to services already rendered. This Statement also requires that the liability be measured using the employee’s pay rate as of the financial statement date, including certain salary-related payments that are directly associated with payments for leave. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023. The implementation of these requirements did not have a material impact on the financial statements for fiscal year 2025.

**NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

By its nature as a local government unit, the Town is subject to various federal, state, and local laws and contractual regulations. The Town has no material violations of finance-related legal and contractual obligations.

**1. Fund Accounting Requirements**

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 Town, like any other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related requirements, bond covenants, and segregation for management purposes.

**2. Revenue Restrictions**

The Town has various restrictions placed over certain revenue sources from federal, state, or local requirements. The primary revenue sources include:

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Transportation & Gas Surtax	Roads, sidewalks, streets, busing, streetlights and other transportation expenses
Mobility Fee	Multi-modal transportation improvements
Impact Fees (Parks & Police)	Capital projects, improvements and to offset additional costs
Building Permits and Fees	Building permitting and inspection activities

For the fiscal year ended September 30, 2025, the Town complied, in all material respects, with these revenue restrictions.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (continued)**

**3. Excess of Expenditures Over Appropriations**

For the year ended September 30, 2025, there were no excess of expenditures over appropriations to report.

**NOTE 3 - DEPOSITS AND INVESTMENTS**

**Cash and Cash Equivalents**

As of September 30, 2025, the balance of the Town's cash deposits were \$20,074,274. All deposits are held in banking institutions approved by the State of Florida to hold public funds. The Town's deposits are considered insured and collateralized with securities held by the Town or by its agent in the Town's name as discussed below.

*Custodian credit risk* for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. All of the Town's deposits are entirely insured by federal depository insurance or collateralized by the multiple financial institution collateral pool pursuant to Florida Statutes, Chapter 280, "Florida Security for Public Deposit Act". Under this Act, all qualified public depositories are required to pledge eligible collateral having a fair value equal to or greater than the average daily or monthly balance of all public deposits, multiplied by the depository's collateral pledging level.

**Investments**

Section 218.415, Florida Statutes, limits the types of investments that a government can invest in unless specifically authorized in an investment policy. On December 13, 2011, the Town adopted Ordinance 11-139 which provides for a comprehensive investment policy pursuant to Section 218.415, Florida Statutes, and established permitted investments, issuer limits, credit rating requirements and maturity limits to protect the Town's cash and investment assets. The investment policy applies to all cash and investments held or controlled by the Town with the exception of funds related to the issuance of debt.

The Town's investment policy allows for the following investments:

- Direct obligations of the U. S. Government, its Agencies or Instrumentalities;
- Securities and Exchange Commission registered money market mutual funds;
- Insured or fully collateralized Certificates of Deposit;
- Intergovernmental investment pools authorized pursuant to the Florida Interlocal Cooperation Act functioning as a money market mutual;
- Financial institution deposits that are in Qualified Public Depositories of the State in accordance with Chapter 280.02, Florida Statutes;
- Repurchase agreements secured by direct obligations of the U.S. Government, its Agencies or Instrumentalities.

The Town's overall investment objectives are, in order of priority, the safety of principal, liquidity of funds and maximizing investment income.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 3 - DEPOSITS AND INVESTMENTS (continued)**

**Investments (continued)**

The Town invests in certificates of deposit. The certificates bear an interest rate ranging from 3.04% to 4.25%. The certificates of deposit with an original maturity of greater than three months totaling approximately \$12,479,370 are presented as investments in the accompanying statement of net position.

The SBA administers Florida PRIME ("PRIME"), which is governed by Chapter 19-7 of the Florida Administrative Code and Chapters 215 and 219 of the Florida Statutes. These rules provide guidance and establish the policies and general operating procedures of the administration of PRIME. PRIME is not a registrant with the Securities and Exchange Commission; however, the SBA has adopted operating procedures consistent with the requirements for a 2a-7 fund, which permits money market funds to use amortized cost to maintain a constant net asset value ("NAV") of \$1 per share. The fair value of the position in the Florida PRIME is equal to the value of the pool shares. At September 30, 2025, the Town's investment in the Florida PRIME was that of \$13,205 which is presented as investments in the accompanying statement of net position. Thus, the Town's account balance in the SBA is its amortized cost.

Additionally, the Office of the Auditor General of the State of Florida performs the operational audit of the activities and investment of the SBA. The SBA accounts are not subject to custodial credit risk as these investments are not evidenced by securities that exist in physical or bank entry form.

In accordance with GASB Statement No. 79, Certain External Investment Pools and Pool Participants, the Town's investment in the Florida PRIME meets the definition of a qualifying investment pool that measures for financial reporting purposes all of its investments at amortized cost and should disclose the presence of any limitations or restrictions on withdrawals.

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states, "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the Executive Director may extend the moratorium until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 3 - DEPOSITS AND INVESTMENTS (continued)**

**Investments (continued)**

As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100 percent of their account value.

*Interest rate risk* is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in interest rates. As a mean of limiting its exposure to fair value losses arising from rising interest rates, the Town’s investment policy limits the Town’s investment portfolio to maturities not to exceed two years for operating and debt service funds and not to exceed three years for capital project or special purpose funds. The weighted average days to maturity (WAM) of the Florida PRIME as of September 30, 2025 is 47 days. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The weighted average life (WAL) of Florida PRIME at September 30, 2025, is 73 days.

*Credit risk* is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Town’s investment policy specifically sets parameters to minimize the Town’s credit risk by:

- Limiting investment to the safest type of issuer
- Pre-qualifying the financial institution, pools, money market mutual funds, and broker/dealer with which the Town will do business, and
- Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

The Town’s investment in Florida PRIME was rated AAAM by Standard and Poor’s as of September 30, 2025.

*Custodial credit risk* for investment is the risk that in the event of the failure of the counterparty (e.g. broker dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Town’s investment policy requires that a bank or banks shall be contracted for the safekeeping or custody of securities owned by the Town as part of its investment portfolio or pledged to the Town as collateral. Securities owned by the Town shall be evidenced by safekeeping receipts of the institution holding the securities. All security transactions shall utilize the “delivery versus payment” procedures for settlement. All of the Town’s investments at September 30, 2025 are being kept by a third-party commercial trust bank and are fully secured and collateralized under the name of the Town or its agent.

**NOTE 4 - RECEIVABLES AND PAYABLES**

Receivables as of September 30, 2025 were as follows:

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Special Revenue Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Stormwater Fund</u>
Due from other governments	\$ 715,754	\$ 1,334,268	\$ 627,835	\$ 192,792	\$ 1,382,614
Other	420,160	-	-	487,914	-
Total receivables	<u>\$ 1,135,914</u>	<u>\$ 1,334,268</u>	<u>\$ 627,835</u>	<u>\$ 680,706</u>	<u>\$ 1,382,614</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 4 - RECEIVABLES AND PAYABLES (continued)**

Payables as of September 30, 2025 for the Town's governmental funds were as follows:

	General Fund	Capital Projects Fund	Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
Vendors	\$ 2,126,455	\$ 393,153	\$ 352,696	\$ 220,847	\$ 3,093,151
Total (fund statements)	<u>\$ 2,126,455</u>	<u>\$ 393,153</u>	<u>\$ 352,696</u>	<u>\$ 220,847</u>	<u>\$ 3,093,151</u>

Payables as of September 30, 2025 for the Town's governmental activities (government-wide statements) were as follows:

	Fund Statements	Bond Interest Payable	Total Governmental Activities
Vendors	\$ 3,143,633	\$ 154,280	\$ 3,297,913
Total	<u>\$ 3,143,633</u>	<u>\$ 154,280</u>	<u>\$ 3,297,913</u>

Payables as of September 30, 2025 for the Town's proprietary funds were as follows:

	Stormwater Fund	Internal Service Fund	Total Proprietary Funds
Vendors	\$ 2,336,927	\$ 50,482	\$ 2,387,409
Interest	49,679	-	49,679
Total (fund statements)	<u>\$ 2,386,606</u>	<u>\$ 50,482</u>	<u>\$ 2,437,088</u>

**NOTE 5 - INTERFUND BALANCES AND TRANSFERS**

As of September 30, 2025, the Town's interfund balances consisted of \$401,904 owed to the General Fund from the Debt Service Fund for unused electric utility tax revenues to be transferred to the General Fund for normal operating purposes.

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

Transfer Out	Transfer In					Total
	General Fund	Capital Projects Fund	Special Revenue Fund	Nonmajor Funds	Internal Service Fund	
General Fund	\$ -	\$ 995,590	\$ 180,500	\$ 366,000	\$ 437,300	\$ 1,979,390
Special Revenue Fund	-	1,381,250	-	-	-	1,381,250
Capital Projects Fund	250,000	-	-	-	-	250,000
Nonmajor Funds	-	482,685	-	-	65,344	548,029
	<u>\$ 250,000</u>	<u>\$ 2,859,525</u>	<u>\$ 180,500</u>	<u>\$ 366,000</u>	<u>\$ 502,644</u>	<u>\$ 4,158,669</u>

Purposes of significant transfers made during the 2025 fiscal year are as follows:

- The General Fund transferred \$366,000 to the Infrastructure Replacement Fund for the renewal and replacement of infrastructure.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 5 - INTERFUND BALANCES AND TRANSFERS (continued)**

- The General Fund transferred \$995,590 to the Capital Projects Fund to reinstate funding and partially finance the Miami Lakes Optimist Park Master Plan project, lighting upgrade at Town Hall, and various unfinished parks projects.
- The General Fund transferred \$180,500 to Transportation Gas Tax Fund to cover roadway system maintenance including pressure cleaning and sidewalk repairs.
- The General Fund transferred \$437,300 to the Internal Service Fund to cover building operating expenses.
- The Special Revenue Fund (Transportation PTP 80%) transferred \$1,381,250 to the Capital Projects Fund to finance the 59<sup>th</sup> Avenue Roadway extension project and the Fairway Drive Bike Lane project.
- The Impact Fees Fund transferred \$480,000 to the Capital Projects Fund for the design and grant match for the linear park project, and for the Senior Center Buildout projects.
- The Capital Projects transferred \$250,000 back to the General Fund for a previously earmarked Senior Center Buildout project.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 6 - CAPITAL ASSETS**

Capital assets activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated:					
Land	\$ 6,056,872	\$ -	\$ -	\$ -	\$ 6,056,872
Construction in progress	8,642,096	2,313,769	-	(1,553,110)	9,402,755
Total capital assets not being depreciated	<u>14,698,968</u>	<u>2,313,769</u>	<u>-</u>	<u>(1,553,110)</u>	<u>15,459,627</u>
Capital assets being depreciated/amortized:					
Furniture and equipment	5,366,097	310,340	-	299,678	5,976,115
Buildings	10,246,202	37,765	-	-	10,283,967
Leasehold improvements	90,558	-	-	-	90,558
Infrastructure	31,570,761	35,065	-	1,253,432	32,859,258
Right-to-Use Asset - equipment	88,278	20,892	(48,625)	-	60,545
Total capital assets being depreciated/amortized	<u>47,361,896</u>	<u>404,062</u>	<u>(48,625)</u>	<u>1,553,110</u>	<u>49,270,443</u>
Less accumulated depreciation/amortization for:					
Furniture and equipment	(4,179,431)	(265,575)	-	-	(4,445,006)
Buildings	(2,721,676)	(286,401)	-	-	(3,008,077)
Leasehold improvements	(90,558)	-	-	-	(90,558)
Infrastructure	(15,621,306)	(1,094,566)	-	-	(16,715,872)
Right-to-Use Asset - equipment	(77,334)	(17,897)	48,625	-	(46,606)
Total accumulated depreciation/amortization	<u>(22,690,305)</u>	<u>(1,664,439)</u>	<u>48,625</u>	<u>-</u>	<u>(24,306,119)</u>
Total capital assets being depreciated/amortized, net	<u>24,671,591</u>	<u>(1,260,377)</u>	<u>-</u>	<u>1,553,110</u>	<u>24,964,324</u>
Governmental activities capital assets, net	<u>\$ 39,370,559</u>	<u>\$ 1,053,392</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,423,951</u>
Business-type activities:					
Capital assets not being depreciated:					
Construction in progress	\$ 8,826,908	\$ 10,575,371	\$ -	\$ (10,819,596)	\$ 8,582,683
Total capital assets not being depreciated	<u>8,826,908</u>	<u>10,575,371</u>	<u>-</u>	<u>(10,819,596)</u>	<u>8,582,683</u>
Capital assets being depreciated:					
Infrastructure	28,955,142	-	-	10,819,596	39,774,738
Furniture and equipment	322,359	-	-	-	322,359
Right-to-Use Asset - vehicle	528,593	-	-	-	528,593
Total capital assets being depreciated	<u>29,806,094</u>	<u>-</u>	<u>-</u>	<u>10,819,596</u>	<u>40,625,690</u>
Less accumulated depreciation for:					
Infrastructure	(4,553,769)	(792,900)	-	-	(5,346,669)
Furniture and equipment	(322,359)	-	-	-	(322,359)
Right-to-Use Asset - vehicle	(172,344)	(112,592)	-	-	(284,936)
Total accumulated depreciation	<u>(5,048,472)</u>	<u>(905,492)</u>	<u>-</u>	<u>-</u>	<u>(5,953,964)</u>
Total capital assets being depreciated, net	<u>24,757,622</u>	<u>(905,492)</u>	<u>-</u>	<u>10,819,596</u>	<u>34,671,726</u>
Business-type activities capital assets, net	<u>\$ 33,584,530</u>	<u>\$ 9,669,879</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 43,254,409</u>

Depreciation expense charged to functions/programs of the primary government are as follows:

Governmental activities:	
General government	\$ 410,604
Public safety	106,096
Transportation	554,606
Parks and recreation	593,133
Total depreciation/amortization expense - governmental activities	<u>\$ 1,664,439</u>
Business-type activities:	
Stormwater utility	\$ 905,492
Total depreciation expense - business-type activities	<u>\$ 905,492</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 7 - LONG-TERM DEBT**

**Special Obligation Bonds, Series 2010**

Pursuant to Ordinance Number 2010-127, Resolution Number 2010-857 and Resolution Number 2010-858, on December 16, 2010, the Town issued \$7.33 million of Town of Miami Lakes, Florida, Special Obligation Bonds, Federally Taxable Series 2010 (Government Center Project) (Build America Bonds – Direct Payment) (the “Series 2010 Bonds”) to pay all the costs of purchasing, designing and construction of a new Government Center, pay capitalized interest, fund a debt service reserve and, together with other available funds, to pay costs of issuance.

The Series 2010 Bonds are collateralized by the Electric Utility Tax Revenues and are due serially beginning December 1, 2019 through the year 2040 with semi-annual interest due on June 1 and December 1 each year. Revenue requirements include at least 1.25 times the maximum principal and interest on all outstanding bonds.

Events of default include a failure to make a payment of principal or interest due on the bond. In the event of default, the owners of not less than the majority of the aggregate principal amount of the Bonds outstanding may, by written notice to the Town, declare the principal of all the outstanding Bonds to be due and payable immediately; and the owners of not less than 25% of the aggregate principal amount of the Bonds outstanding may, by suit or other proceedings, protect and enforce any and all rights of the bondholders under the laws of the State of Florida.

Under the American Recovery and Reinvestment Act of 2009 Congress added certain provisions to the Internal Revenue Code (the “Code”) which made it possible for state and local governments to potentially obtain lower net borrowing costs when issuing bonds that meet certain requirements of the Code and the related Treasury Regulations (“qualified bonds”). A Build America Bond is a “qualified bond” where the issuer has made an irrevocable election to have the special rules applicable to the qualified bonds.

A Build America Bond that constitutes a “qualified bond” entitles the issuer to receive direct subsidy payments from the United States Department of the Treasury, upon meeting certain other additional requirements, in the amount of 35% of the corresponding interest payable on the related bonds. The Series 2010 Bonds were issued as “qualified bonds”. Bonds bear interest rates ranging from 7.05% to 7.627%.

**Arbitrage**

Arbitrage refers to the profit earned by investing tax-exempt bond funds in higher yielding investments. Under federal arbitrage regulations, an issuer of tax-exempt bonds is allowed to earn this profit for a certain period of time during the construction period of the related project. Once this time period has expired, the profit realized on any recurring bond proceeds is subject to rebate to the federal government. These federal arbitrage regulations apply to all of tax-exempt issues. As of September 30, 2025, the Town is not subject to the rebate provisions of the arbitrage regulations on its Series 2010 Bonds.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 7 - LONG-TERM DEBT (continued)**

**Stormwater Utility Revenue Bonds**

***Stormwater Utility System Revenue Bonds, Series 2021***

Pursuant to Ordinance Number 21-279, Resolution Number 21-1753, and Resolution Number 21-1765, on August 12, 2021, the Town issued \$15,500,000 of Town of Miami Lakes, Florida Stormwater Utility System Revenue Bonds, Series 2021. The Bonds were issued to finance the costs of improvements to the Town’s Stormwater Utility System, expenses relating to the issuance of the Bonds, including, without limitation, the premium for a municipal bond insurance policy insuring the Series 2021 Bonds. The Bonds bear interest at a rate between 3% and 5%, and are due serially beginning September 1, 2022 through the year 2051 with semi-annual interest due March 1 and September 1 each year.

The bonds are secured by and payable from the net revenues of the Stormwater Utility System.

The payment of the principal and interest on the Series 2021 Bonds is being guaranteed by a municipal bond insurance policy issued by Build America Mutual Assurance Company (“BAM”) and in connection therewith, the Town and BAM entered into an Agreement Regarding Bond Insurance dated as of August 12, 2021. The Reserve Account Requirement for the Series 2021 Bonds is being satisfied through a debt service reserve insurance policy issued by BAM and in connection therewith the Town and BAM are entered into a Debt Service Reserve Agreement dated as of August 12, 2021.

An event of default includes a failure to make a payment of principal or interest due on the bond. In the event of default, the owners of not less than 10% of the aggregate principal amount of the Series 2021 Bonds outstanding may, by suit or other proceedings, protect and enforce any and all rights of the bondholders under the laws of the State of Florida.

Arbitrage refers to the profit earned by investing tax-exempt bond funds in higher yielding investments. Under federal arbitrage regulations, an issuer of tax-exempt bonds is allowed to earn this profit for a certain period of time during the construction period of the related project. Once this time period has expired, the profit realized on any recurring bond proceeds is subject to rebate to the federal government. These federal arbitrage regulations apply to all of tax-exempt issues. As of September 30, 2025, the Town is not subject to the rebate provisions of the arbitrage regulations on its Series 2021 Stormwater Utility System Revenue Bonds.

A summary of debt service requirements to maturity for the various bonds are as follows:

<u>September 30,</u>	<u>Special Obligation Bonds, Series 2010</u>		<u>Stormwater Bond, Series 2021</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 250,000	\$ 435,347	\$ 310,000	\$ 596,150
2027	260,000	416,671	335,000	583,750
2028	275,000	396,376	350,000	567,000
2029	290,000	385,944	370,000	549,500
2030	305,000	374,942	385,000	534,700
2031-2035	1,750,000	1,383,856	2,165,000	2,430,300
2036-2040	2,210,000	632,278	2,655,000	1,936,000
2041-2045	510,000	19,449	3,230,000	1,361,000
2046-2050	-	-	3,930,000	661,000
2051	-	-	885,000	35,400
Total	<u>\$ 5,850,000</u>	<u>\$ 4,044,863</u>	<u>\$ 14,615,000</u>	<u>\$ 9,254,800</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 7 - LONG-TERM DEBT (continued)**

**Due to Miami-Dade County – Canal Project**

In October 2016 the Town entered into an interlocal agreement with the Miami-Dade County Stormwater Utility for cost sharing of stormwater drainage projects. The terms of the agreement call for a payment plan by the Town of \$15,734 annually, including interest of \$1,216, through 2026.

A summary of debt service requirements to maturity is as follows:

September 30,	<u>Due to Miami-Dade County</u>	
2026	<u>Principal</u>	<u>Interest</u>
Total	\$ 14,518	\$ 1,216

**Settlement Agreement Payable**

In May 2024, the Town entered into a settlement agreement as it related to the case brought upon the Town by the Town’s former Mayor for the payment of the former Mayor’s attorney fees and costs in defending his federal criminal charges. The settlement agreement, a total of \$1,625,000, is payable directly to the former Mayor’s attorney, over three fiscal years. During 2025, the Town paid \$500,000 for this settlement agreement, the remaining balance will be paid through January 2026. As of September 30, 2025, the Town has a balance payable of \$500,000 on this settlement agreement.

Long-term debt activity for the fiscal year ended September 30, 2025 was as follows:

	<u>Beginning Balance*</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities</b>					
Special obligation bonds payable	\$ 6,090,000	\$ -	\$ (240,000)	\$ 5,850,000	\$ 250,000
Less: discount on bonds issued	(22,408)	-	1,380	(21,028)	-
Net pension liability	3,249,773	44,182	(777,248)	2,516,707	-
OPEB	58,136	6,374	(5,155)	59,355	-
Compensated absences	452,296	49,696	-	501,992	68,485
Lease liability	11,098	20,892	(17,879)	14,111	13,091
Settlement agreement payable	1,000,000	-	(500,000)	500,000	500,000
Governmental activities long-term liabilities	\$ 10,838,895	\$ 121,144	\$ (1,538,902)	\$ 9,421,137	\$ 831,576
<b>Business-Type Activities</b>					
Stormwater utility system revenue bonds, series 2021	\$ 14,910,000	\$ -	\$ (295,000)	\$ 14,615,000	\$ 310,000
Plus: premium on bonds	2,903,073	-	(107,521)	2,795,552	-
Due to Miami-Dade County	29,036	-	(14,518)	14,518	14,518
Net pension liability	143,137	902	(15,863)	128,176	-
Compensated absences	10,603	3,398	-	14,001	1,694
Lease Liability	356,736	-	(86,114)	270,622	88,909
Business-type activities long-term liabilities	\$ 18,352,585	\$ 4,300	\$ (519,016)	\$ 17,837,869	\$ 415,121

\* Restated beginning balances, see Note 1.W.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 7 - LONG-TERM DEBT (continued)**

The Town’s compensated absences are generally liquidated by the General Fund. Currently, amounts “Due within One Year” are estimated based on prior years’ usage and known terminations resulting in payouts as of the date of the financial statement preparation.

**Pledged Future Revenues**

The Town has pledged the Electric Utility Tax revenues as payment for the Special Obligation Bond issued December 16, 2010. Monthly receipts are deposited into the Utility Tax Revenue Fund to be used to make the monthly debt service payment on the bonds. At the end of the month, unused revenues are then transferred to the General Fund for normal operating purposes. Below is a summary of pledged revenues:

	Total Principal and Interest <u>Outstanding</u>	Current Year Principal and <u>Interest Paid</u>	Maximum Principal <u>and Interest</u>	Current Year <u>Revenue</u>	% of Revenue to Principal and <u>Interest Paid</u>	% of Revenues to Maximum Principal <u>and Interest</u>
<u>Pledged Revenue</u>						
Electric utility tax	\$ 9,894,863	\$ 692,619	\$ 692,619	\$ 4,085,592	590%	590%

**Line of Credit**

On June 12, 2023, the Town entered in a non-revolving line of credit agreement to borrow up to \$20,000,000 with BankUnited for the purpose of providing liquidity to the Town to enable the Town to better respond to an emergency event such as, but not limited to, hurricanes or other natural, biological, or man-made disasters that would require the payment of clean-up, collection and disposal of solid waste or other permitted costs, to assure public safety and provide cash flow relief to the Town’s General Fund, including, without limitation, reimbursement to the Town for any such costs previously paid by the Town. The Town has until the end of the draw period, December 31, 2025, to advance funds. The line of credit matures on January 1, 2033. Advances will bear interest equal to the lower of the rate of interest on 5-year U.S. Treasury Notes, plus one hundred and seventy-five basis points (1.75%) or 6.35%, but in no event less than 1.75%. As of September 30, 2025, this line of credit has not been used.

**NOTE 8 - LEASES**

The Town has obtained right-to-use assets such as equipment and a vehicle through long-term leases. The terms and conditions for these leases varies. Some leases are fixed, periodic payments over the lease term, which ranges between 1 to 5 years. As of September 30, 2025, the total cost of these RTU assets – equipment for the City’s governmental activities is \$60,545, less accumulated amortization of \$46,606. As of September 30, 2025, the total cost of these RTU assets – vehicle for the City’s business-type activities is \$528,593, less accumulated amortization of \$284,936.

The Town’s future annual payments under these leases as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 13,091	\$ 282	\$ 13,373
2027	1,020	8	1,028
Total	<u>\$ 14,111</u>	<u>\$ 290</u>	<u>\$ 14,401</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 8 - LEASES (continued)**

<u>September 30,</u>	<u>Business-type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 111,584	\$ 9,221	\$ 120,805
2027	159,038	49,603	208,641
Total	<u>\$ 270,622</u>	<u>\$ 58,824</u>	<u>\$ 329,446</u>

**NOTE 9 - FLORIDA RETIREMENT SYSTEM**

Employees of the Town who are employed in a full-time or part-time regularly established position participate in the statewide Florida Retirement System (FRS). The FRS offers members a choice between the Pension Plan (multiple-employer, cost-sharing defined benefit plan) and the Investment Plan (defined contribution plan). All rates, benefits and amendments are established by the State of Florida through its legislative body.

The FRS has various classes of memberships. Town employees fall under four of the classes, which are as follows:

**Special Risk Class** – All certified law enforcement officers, certified firefighters/paramedics and certified firefighters/EMTs of the Town are covered by this class.

**Senior Management Service Class** – The Town Manager and certain senior management employees (department directors) are included in this class.

**Regular Class** – This class covers all Town employees who do not qualify for membership in the special risk or the senior management service classes.

**Elected Officers' Class** – Town Councilmembers are covered under this class.

Plan Description

Membership in the FRS is required for all full-time and part-time employees working in regularly established positions for state agencies, county governments, district school boards, state universities, and state community colleges; or cities, independent special districts, metropolitan planning districts, and public charter schools that make an irrevocable election to participate. Most Pension Plan members (including renewed members), and State Community College Optional Retirement Program participants may elect to participate in the FRS Investment Plan. Florida Retirement System Pension Plan members who retired and chose to participate in the Deferred Retirement Option Program (DROP) are not eligible to become members of the FRS Investment Plan.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Type of Benefit

The Florida Retirement System Pension Plan (FRS) is a cost-sharing, multiple-employer qualified defined benefit plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state community college, or district school board, unless restricted from FRS membership under sections 121.053 and 121.122, Florida Statutes, or allowed to participate in a nonintegrated defined contribution plan in lieu of FRS membership. Participation by municipalities, special districts, charter schools, and metropolitan planning organizations is optional. The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the State administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

Average Final Compensation

For members initially enrolled in the FRS before July 1, 2011, average final compensation (AFC) is the average of the five highest fiscal years of salary earned during covered employment. For members initially enrolled in the FRS on or after July 1, 2011, AFC is the average of the eight highest fiscal years of salary earned during covered employment.

The following chart shows the percentage value for each year of service credit earned in relation to the general classes of membership that the Town participates in:

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Average Final Compensation (continued)

	% Value (per year of service)
<u>Regular Class members initially enrolled before July 1, 2011</u>	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement at age 63 or with 31 years of service	1.63%
Retirement at age 64 or with 32 years of service	1.65%
Retirement at age 65 or with 33 or more years of service	1.68%
<u>Regular Class members initially enrolled on or after July 1, 2011</u>	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement at age 66 or with 34 years of service	1.63%
Retirement at age 67 or with 35 years of service	1.65%
Retirement at age 68 or with 36 or more years of service	1.68%
<u>Special Risk Class</u>	
Service from December 1, 1970 through September 30, 1974	2.00%
Service on and after October 1, 1974	3.00%
<u>Elected Officers' Class</u>	
Service as Governor, Lt. Governor, Cabinet Officer, Legislator, state attorney, public defender, elected county officer, or elected official of a city or special district that chose EOC membership for its elected officials	3.33%
<u>Senior Management Service Class</u>	2.00%

Vesting

The system provides for vesting of benefits, regardless of membership class, after six years of creditable service for members who are enrolled on or after July 1, 2001 through June 30, 2011 and eight years of creditable service for members who are enrolled on or after July 1, 2011. Vesting for the FRS Investment Plan occurs when an employee completes one year of service in the FRS Investment Plan.

Service Retirement

Normal retirement age in the regular, senior management service and elected officers' classes is 62 for members enrolled before July 1, 2011 and 65 for members enrolled on or after July 1, 2011. In the special risk service class, normal retirement age is 55 for members enrolled before July 1, 2011 and 60 for members enrolled on or after July 1, 2011. If a member is vested but has not reached normal retirement age, early retirement can be taken. The amount of the retirement benefit will be reduced 5% for each year prior to normal retirement.

Benefits are computed on the basis of age and/or years of service, average final compensation and service credit. The system also provides for death and disability benefits.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Service Retirement (continued)

State law provides for all eligible FRS members to elect to participate in the Deferred Retirement Option Program (DROP). The DROP allows an employee to retire and defer their monthly retirement benefit to an interest-bearing account, and to continue employment with the Town. Effective July 1, 2023, the member can continue to work for a maximum of ninety-six months. Effective July 1, 2023, certain eligible personnel can extend their participation beyond their initial ninety-six-month period, for up to an additional twenty-four months. The Town must approve the request for the DROP extension as well as the period of extension granted to an eligible DROP participant, if any, within the twenty-four-month limit. When the DROP period ends, the employee must terminate employment.

At that time, the employee will receive payment of the accumulated DROP benefits, and direct receipt, thereafter, of the FRS monthly retirement benefit.

Funding Policy

Contributions to the FRS are made by the Town as a percentage of covered-employee payrolls. Effective July 1, 2012, state law instituted a requirement that employees in all classes make a contribution to the FRS of 3.00% of their covered-employee payroll, in addition to the employer's contribution. The required employer contribution rates in effect at year end for the Town were 14.03% for regular class employees, 33.24% for senior management service class employees, 35.19% for special risk class employees, and 54.57% for elected officers' class. Additionally, the Town is required to contribute 22.02% for all DROP participants. These rates include the normal cost and unfunded actuarial liability contributions, the 2.00 percent contribution for the Retiree Health Insurance Subsidy, and the fee of 0.06 percent for administration of the FRS Investment Plan and provision of educational tools for both plans.

The contribution requirements of covered-employee payroll and actual contributions made for fiscal year 2025 and the two preceding years were as follows:

	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2023</u>
Contribution requirements:			
Employer	\$ 470,309	\$ 559,948	\$ 491,584
Employee	125,607	122,553	118,238
Total contribution requirements	<u>\$ 595,916</u>	<u>\$ 682,501</u>	<u>\$ 609,822</u>
Contributions made (100%)	\$ 470,309	\$ 559,948	\$ 491,584
Total covered-employee payroll	\$ 4,492,412	\$ 4,378,311	\$ 4,223,672
Percent of contributions to total covered payroll	10.47%	12.79%	11.64%

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

The FRS issues an annual comprehensive financial report including a statement of financial condition, historical and statistical information and an actuarial report. A copy can be obtained from the State of Florida, Division of Retirement at:

Department of Management Services  
Division of Retirement  
Research and Education Section  
P.O. Box 9000  
Tallahassee, FL 32315-9000  
850-488-5706 or toll free at 877-377-1737  
<https://www.dms.myflorida.com>

Net Pension Liability

The components of the collective net pension liability of the participating employers for each defined benefit plan for the measurement date of June 30, 2025, are shown below (in thousands):

	FRS	HIS
Total pension liability (A)	\$ 243,620,457	\$ 13,687,703
Plan fiduciary net position (B)	(212,585,326)	(870,258)
Net pension liability (A - B)	\$ 31,035,131	\$ 12,817,445
 Plan fiduciary net position as a percentage of the total pension liability (B/A)	87.26%	6.36%

The total pension liability for each plan was determined by the Plans' actuary and reported in the Plans' valuations dated July 1, 2025. The fiduciary net position used by the actuary to determine the net pension liability (as shown above) was determined on the same basis used by the Plan. Each Plans' fiduciary net position is reported in the financial statements and the net pension liability is disclosed in the notes to the financial statements.

The general fund is the primary governmental fund that is typically used to liquidate prior year pension liabilities.

The Town reported a liability of \$2,644,883 for its proportionate share of the net pension liability. The detail of proportion shares are as follows:

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Net Pension Liability (continued)

FRS Pension Plan					
Employer Contribution for Pension Plan Funding for Prior Period	Proportion at Prior Measurement Date	Employer Contribution for Pension Plan Funding for Current Period	Proportion at Current Measurement Date	Employer Proportionate Share of Net Pension Liability/Asset at Prior Measurement Date	Employer Proportionate Share of Net Pension Liability/Asset at Measurement Date
\$ 453,558	0.004955793%	\$ 470,309	0.004648931%	\$ 1,917,134	\$ 1,442,802

FRS Retiree Health Insurance Subsidy (HIS) Program					
Employer Contribution for Pension Plan Funding for Prior Period	Proportion at Prior Measurement Date	Employer Contribution for Pension Plan Funding for Current Period	Proportion at Current Measurement Date	Employer Proportionate Share of Net Pension Liability/Asset at Prior Measurement Date	Employer Proportionate Share of Net Pension Liability/Asset at Measurement Date
\$ 106,390	0.009837867%	\$ 110,319	0.009378474%	\$ 1,475,776	\$ 1,202,081

Basis of Allocation

The employer's proportionate share reported in the pension allocation schedules was calculated using accrued retirement contributions for employers that were members of the FRS and HIS during fiscal years 2023/2024 and 2024/2025. Although GASB 68 encourages the use of the employers projected long-term contribution effort to the retirement plan, allocating on the basis of historical employer contributions is acceptable. The aggregate employer contribution amounts for each fiscal year agree to the employer contribution amounts reported in the system's ACFR for that fiscal year.

The proportion calculated based on contributions for each of the fiscal years presented in the pension allocation schedules was applied to the net pension liability and other pension amounts applicable to that fiscal year to determine each employer's proportionate share of the liability, deferred outflows of resources, deferred inflows of resources and associated pension expense. For the purposes of the pension allocation schedules, pension amounts are allocated to reporting employers. The pension amounts of participating employers whose payrolls are reported and contributions are remitted by another entity are included in the reporting employer's amounts and will be allocated to the participating employer by the reporting employer.

Actuarial Methods and Assumptions

Actuarial assumptions for both defined benefit plans are reviewed annually by the Florida Retirement System Actuarial Assumptions Conference. The FRS Pension Plan has a valuation performed annually. The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS Pension Plan covered the period from July 1, 2008 through June 30, 2013. Because the HIS Program is funded on a pay-as-you-go basis, no experience study has been completed for this program. The actuarial assumptions that determined the total pension liability for the HIS Program were based on certain results of the most recent experience study for the FRS Pension Plan.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Actuarial Methods and Assumptions (continued)

The total pension liability for each of the defined benefit plans was determined by an actuarial valuation as of July 1, 2025, using the individual entry age normal actuarial cost method. Inflation increases for both plans is assumed at 2.40%. Payroll growth for both plans is assumed at 3.50%. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.70%. The plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. Because the HIS Program uses a pay-as-you-go funding structure, a municipal bond rate of 5.20% was used to determine the total pension liability for the program. Mortality assumptions for both plans were based on the Generational PUB-2010 with Projection Scale MP-2021.

The following changes in actuarial assumptions occurred in 2025:

HIS: The total pension liability is calculated on a single equivalent discount rate as required by GASB Statement No. 67. The discount rate used was increased from 3.93% to 5.20% reflecting the change during the fiscal year in the Bond Buyer General Obligation 20-year Bond Municipal Bond Index.

In general, the discount rate for calculating the total pension liability under GASB 67 is equivalent to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go-basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the plan sponsor. The discount rates used at the two dates differ due to changes in the applicable municipal bond rate.

FRS: The discount rate and long-term expected rate of return was 6.70%. It remained the same from previous valuation and the active member mortality assumption remained unchanged from the prior valuation as of July 1, 2024. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees if future experience follows assumptions and the Actuarially Determined Contribution (ADC) is contributed in full each year. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The 6.70% rate of return assumption used in the June 30, 2025 calculations was deemed reasonable and appropriate by the actuary per Actuarial Standard of Practice Number 27 (ASOP 27).

The benefits received by retirees and beneficiaries are increased by a COLA each July based on their June benefit amount (excluding the Retiree Health Insurance Subsidy benefit). For retirees who have been retired for less than 12 months on July 1, the first COLA increase is prorated. The COLA applies to all continuing monthly retirement benefits paid under the FRS Pension Plan (i.e., normal and early service retirement benefits and benefits accruing in participant accounts under the DROP, disability retirement benefits, and survivor benefits). The COLA for retirements or DROP participation effective before Aug. 1, 2011, is 3 percent per year. The COLA formula for retirees with an effective retirement date or DROP begin date on or after Aug. 1, 2011, will be the sum of the pre-July 2011 service credit divided by the total service credit at retirement multiplied by 3 percent. Each Pension Plan member with an effective retirement date of Aug. 1, 2011, or after will have an individual COLA factor for retirement. FRS Pension Plan members initially enrolled on or after July 1, 2011 will not have a COLA after retirement.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Long-Term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in October 2025 the FRS Actuarial Assumption Conference reviewed long-term assumptions developed by capital market assumptions teams from both Milliman and Aon Hewitt Investment Consulting, investment consultants to the Florida State Board of Administration. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the long-term target asset allocation. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target Allocation *	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash equivalents	1.00%	3.20%	3.20%	1.10%
Fixed income	29.00%	5.50%	5.40%	4.00%
Global equity	45.00%	8.50%	6.90%	18.30%
Real estate (property)	12.00%	8.40%	7.10%	16.80%
Private equity	11.00%	12.40%	8.80%	28.40%
Strategic investments	2.00%	6.50%	6.10%	8.70%
Assumed inflation - mean			2.40%	1.50%

\* As outlined in the Plan's investment policy

Sensitivity Analysis

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the collective net pension liability of the participating employers if the discount rate was 1.00% higher or 1.00% lower than the current discount rate at June 30, 2025.

	FRS		
	1% Decrease	Current Discount Rate	1% Increase
	<u>5.70%</u>	<u>6.70%</u>	<u>7.70%</u>
Total pension liability	\$ 12,714,421	\$ 11,325,747	\$ 10,161,530
Less: fiduciary net position	(9,882,945)	(9,882,945)	(9,882,945)
Net pension liability	<u>\$ 2,831,476</u>	<u>\$ 1,442,802</u>	<u>\$ 278,585</u>
	HIS		
	1% Decrease	Current Discount Rate	1% Increase
	<u>4.20%</u>	<u>5.20%</u>	<u>6.20%</u>
Total pension liability	\$ 1,437,156	\$ 1,283,698	\$ 1,154,995
Less: fiduciary net position	(81,617)	(81,617)	(81,617)
Net pension liability	<u>\$ 1,355,539</u>	<u>\$ 1,202,081</u>	<u>\$ 1,073,378</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Pension Expense and Deferred Outflows/(Inflows) of Resources

In accordance with GASB 68, paragraphs 54 and 71, changes in the net pension liability are recognized as pension expense in the current measurement period, except as indicated below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or deferred inflows of resources using a systematic and rational method over a closed period, as defined below:

- Differences between expected and actual experience with regard to economic and demographic factors – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees).
- Changes of assumptions or other inputs – amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees).
- Changes in proportion and differences between contributions and proportionate share of contributions amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan (active and inactive employees).
- Differences between expected and actual earnings on pension plan investments – amortized over five years contributions to the pension plans from employers are not included in collective pension expense.

For the fiscal year ended September 30, 2025, the Town recognized a total pension benefit of \$7,997, which is made up of pension benefit of \$28,542 and pension expense of \$20,545 for FRS and HIS, respectively. Additionally, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS Pension		<u>Total</u>
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	
Changes in:			
Contributions, subsequent to measurement date	\$ 80,202	\$ -	\$ 80,202
Experience expected/actual	154,106	-	154,106
Assumptions/inputs	167,547	-	167,547
Projected/actual earnings	-	(240,890)	(240,890)
Changes in proportion, NPL	32,116	(306,368)	(274,252)
<b>Total</b>	<u>\$ 433,971</u>	<u>\$ (547,258)</u>	<u>\$ (113,287)</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 9 - FLORIDA RETIREMENT SYSTEM (continued)**

Pension Expense and Deferred Outflows/(Inflows) of Resources (continued)

	HIS Program		<u>Total</u>
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>	
Changes in:			
Contributions, subsequent to measurement date	\$ 23,208	\$ -	\$ 23,208
Experience expected/actual	7,183	(1,909)	5,274
Assumptions/inputs	10,640	(290,752)	(280,112)
Projected/actual earnings	-	(1,001)	(1,001)
Changes in proportion, NPL	-	(138,541)	(138,541)
<b>Total</b>	<u><u>\$ 41,031</u></u>	<u><u>\$ (432,203)</u></u>	<u><u>\$ (391,172)</u></u>

The Town's contributions subsequent to the measurement date, \$80,202 and \$23,208 for FRS and HIS, respectively, are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension expense will be recognized as follows:

Reporting Period <u>Ending September 30,</u>	<u>FRS Expense</u>	<u>HIS Expense</u>
2026	\$ 151,771	\$ (107,725)
2027	(149,657)	(107,686)
2028	(124,365)	(89,229)
2029	(71,238)	(67,163)
2030	-	(42,577)
Thereafter	-	-
<b>Total</b>	<u><u>\$ (193,489)</u></u>	<u><u>\$ (414,380)</u></u>

The required contribution rates in effect at year-end were:

	<u>Employee Contribution Rate</u>	<u>Employer Contribution Rate</u>	<u>Total Contribution Rate</u>
Special Risk Class	3.00%	35.19%	38.19%
Senior Management Service Class	3.00%	33.24%	36.24%
Regular Class	3.00%	14.03%	17.03%
Elected Officer's Class	3.00%	54.57%	57.57%
DROP from FRS	0.00%	22.02%	22.02%

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 10 - OTHER POST-EMPLOYMENT BENEFITS**

Plan Description and Benefits Provided

The Town offers to retiring employees a one-time opportunity to participate in the Town’s employee group health and life insurance program pursuant to Section 112.0801, Florida Statutes. This required participation for retirees and their eligible dependents in the health and life insurance program and other coverage listed in the statute of the Town is at a premium cost to the retiree that is no more than the premium cost applicable to active employees. A retiring member who rejects this initial opportunity to continue to participate in the health and life insurance program will not be entitled to another opportunity to renew participation at any time in the future. The coverage provided under this program is supplemental and/or secondary to coverage under any and all other health insurance plans or programs that are provided to or carried by the retiring member from any other source. As of September 30, 2025, there were no participants receiving these post-employment benefits.

The Town’s Retiree Health Care Plan (Plan) is a single-employer defined benefit postemployment health care plan that covers eligible retired employees of the Town. The Plan, which is administered by the Town, allows employees who retire and meet retirement eligibility requirements under the Florida Retirement System to continue medical insurance coverage as a participant in the Town’s Plan. The Town does not issue separate financial statements for its post-employment health and life insurance program.

Funding Policy

The Town currently pays for post-employment healthcare and life insurance benefits program on a pay-as-you go basis. As of September 30, 2025, the Town has not established a trust fund to irrevocably segregate assets to fund the liability associated with the post-employment benefits, which would require the reporting of a trust fund in accordance with GASB requirements. The contribution requirements are provided for in the collective bargaining agreements negotiated with various unions representing the employees. Life insurance coverage for retiree and spouse is 100% retiree paid.

Employees Covered by Benefit Terms

The benefits provided are the same as those provided for active employees. Spouses and dependents of eligible retirees are also eligible for medical coverage. All employees of the Town are eligible to receive postemployment health care benefits. All retiree and dependent coverage are at the expense of the retiree.

As of the October 1, 2023 actuarial valuation, the following employees were covered by the benefit terms of the Plan:

Inactive plan members or beneficiaries currently receiving benefits	0
Inactive plan members entitled to but not yet receiving benefits	0
Active plan members	55
	<hr/>
	55
	<hr/>

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 10 - OTHER POST-EMPLOYMENT BENEFITS (continued)**

Total OPEB Liability

The Town's total OPEB liability of \$59,355 was measured as of September 30, 2025 and was determined based on an actuarial valuation performed as of October 1, 2023. The Town does not currently have any retirees receiving OPEB benefits, and the Town does not expect to make any benefit payments within the next year, thus the Town does not have an amount due within one year as of September 30, 2025.

The general fund is the primary governmental fund that is typically used to liquidate prior year OPEB liabilities.

Actuarial Assumptions

The Total OPEB liability was determined using the following actuarial assumptions.

Inflation	2.50%
Salary Increases	2.50%
Discount Rate	4.50%
Initial Trend Rate	7.00%
Ultimate Trend Rate	4.00%
Years to Ultimate	51

For all lives, mortality rates were PubG-2010 Healthy Mortality Tables projected to the valuation date using Projection Scale MP-2019.

Discount Rate

Given the Town's decision not to fund the program, all future benefit payments were discounted using a high-quality municipal bond rate of 4.50%. The high-quality municipal bond rate was based on the measurement date of the S&P Municipal Bond 20 Year High Grade Rate Index (the "Index") as published by S&P Dow Jones Indices. The Index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years. Eligible bonds must be rated at least AA by Standard & Poor's Ratings Services, Aa2 by Moody's or AA by Fitch. If there are multiple ratings, the lowest rating is used.

OPEB Expense

Under GASB 75 as it applies to plans that qualify for the Alternative Measurement Method, changes in the Total OPEB Liability are not permitted to be included in deferred outflows of resources or deferred inflows of resources related to OPEB. These changes will be immediately recognized through OPEB Expense. For the year ended September 30, 2025, the Town recognized OPEB expense of \$2,719.

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 10 - OTHER POST-EMPLOYMENT BENEFITS (continued)**

Changes in Total OPEB Liability

	Increased and (Decreases) in Total OPEB Liability
Reporting Period Ending September 30, 2024	\$ 58,136
Changes for the Year:	
Service Cost	3,857
Interest	2,517
Differences Between Expected and Actual Experience	-
Changes of Assumptions	(5,155)
Net Changes	1,219
Reporting Period Ending September 30, 2025	\$ 59,355

Changes of assumptions reflect a change in the discount rate from 4.06% for the fiscal year ending September 30, 2024 to 4.50% for the fiscal year ending September 30, 2025.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Town, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease 3.50%	Current Discount Rate 4.50%	1% Increase 5.50%
Total OPEB Liability	\$ 71,850	\$ 59,355	\$ 49,334

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Town, as well as what the Town's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

	1% Decrease 3.00% - 6.00%	Current Healthcare Cost Trend Rates 4.00% - 7.00%	1% Increase 5.00% - 8.00%
Total OPEB Liability	\$ 47,139	\$ 59,355	\$ 75,079

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025

**NOTE 11 - COMMITMENTS AND CONTINGENCIES**

Agreement with Miami-Dade County for Local Police Patrol Services

Effective November 14, 2004, the Town executed an agreement with Miami-Dade County for local police patrol services provided by the County. Consideration for the services is based utilizing the actual costs of officers and equipment. Services are due on a quarterly basis in accordance with the Town's annual budget. The last payment of the fiscal year is adjusted to actual costs for the year. Additional payments are required for optional law enforcement services. On February 19, 2020, the Town approved a new contract effective October 1, 2019 and expired September 30, 2024. In October 2024, the Town exercised an option to renew the contract through September 2029. The Town paid approximately \$10,940,000 to the County for local police patrol services during the fiscal year ended September 30, 2025.

Litigation

The Town is involved in several lawsuits incidental to its operations, the outcome of which, in the opinion of management and legal counsel, should not have a material adverse effect on the financial position of the Town.

Grants

The Town has ongoing major initiatives partially funded by grants that are subject to compliance requirements. Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected may constitute a liability of the applicable funds. In the opinion of management, the Town has complied with grant requirements and future disallowances of grant expenditures, if any, would not have a material adverse effect on the Town's financial condition.

**NOTE 12 - RISK MANAGEMENT**

The Town is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions and natural disasters for which the Town carries commercial insurance. The Town also provides employee medical benefits through commercial insurance coverage. There were no reductions in insurance coverage from coverage in the prior year. Settled claims did not exceed coverage for the past four years.

**NOTE 13 - SUBSEQUENT EVENTS**

On December 8, 2025, the Town's the existing agreement for a non-revolving line of credit to borrow up to \$20,000,000 with BankUnited was amended and extended to a maturity date of January 1, 2036. The line of credit was entered into for the purpose of providing liquidity to the Town to enable the Town to better respond to an emergency event such as, but not limited to, hurricanes or other natural, biological, or man-made disasters that would require the payment of clean-up, collection and disposal of solid waste or other permitted costs, to assure public safety and provide cash flow relief to the Town's General Fund, including, without limitation, reimbursement to the Town for any such costs previously paid by the Town. The Town has until the end of the draw period, December 8, 2028, to advance funds. Advances will bear interest equal to the lower of the rate of interest on 5-year U.S. Treasury Notes, plus one hundred and fifty basis points (1.50%) or 5.25%, but in no event less than 1.50%.



**REQUIRED SUPPLEMENTARY  
INFORMATION**

**TOWN OF MIAMI LAKES, FLORIDA**  
**BUDGETARY COMPARISON SCHEDULE**  
**GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	Positive (Negative)
<b>Revenues:</b>				
Ad valorem taxes	\$ 9,784,854	\$ 9,784,854	\$ 9,802,834	\$ 17,980
Utility taxes	3,978,000	3,978,000	4,310,979	332,979
Franchise fees	1,475,000	1,475,000	1,539,119	64,119
Communication service tax	930,000	930,000	894,690	(35,310)
Other taxes	149,000	149,000	209,318	60,318
Licenses and permits	255,150	255,150	272,705	17,555
Intergovernmental	4,095,003	4,095,003	4,041,836	(53,167)
Fines and forfeitures	236,700	236,700	386,701	150,001
Service charges	193,288	193,288	178,797	(14,491)
Investment income	175,000	175,000	580,179	405,179
Other	7,500	137,145	191,753	54,608
Total revenues	<u>21,279,495</u>	<u>21,409,140</u>	<u>22,408,911</u>	<u>999,771</u>
<b>Expenditures:</b>				
<b>General government:</b>				
Town council	724,224	722,004	716,308	5,696
Town administration and finance	3,048,083	3,277,869	3,052,355	225,514
Legal	755,000	755,000	758,006	(3,006)
Total general government	<u>4,527,307</u>	<u>4,754,873</u>	<u>4,526,669</u>	<u>228,204</u>
<b>Public safety:</b>				
Police	11,226,684	11,237,391	11,122,976	114,415
Zoning	67,635	67,635	66,555	1,080
Parks and recreation	3,662,197	4,064,575	3,753,987	310,588
Public works	1,358,736	1,809,244	1,646,492	162,752
Total expenditures	<u>20,842,559</u>	<u>21,933,718</u>	<u>21,116,679</u>	<u>817,039</u>
Excess (deficiency) of revenues over (under) expenditures	436,936	(524,578)	1,292,232	1,816,810
<b>Other financing (uses):</b>				
Proceeds from RTU asset financing	-	-	17,434	17,434
Transfers in	250,000	250,000	250,000	-
Transfers out	(828,498)	(2,004,588)	(1,979,390)	25,198
Total other financing sources (uses)	<u>(578,498)</u>	<u>(1,754,588)</u>	<u>(1,711,956)</u>	<u>42,632</u>
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	(141,562)	(2,279,166)	(419,724)	1,859,442
Fund balance appropriated	<u>141,562</u>	<u>2,279,166</u>	<u>-</u>	<u>(2,279,166)</u>
Net change in fund balance	-	-	(419,724)	(419,724)
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>5,621,787</u>	<u>5,621,787</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,202,063</u>	<u>\$ 5,202,063</u>

See notes to budgetary comparison schedules.

**TOWN OF MIAMI LAKES, FLORIDA**  
**BUDGETARY COMPARISON SCHEDULE**  
**SPECIAL REVENUE FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>			Variance with Final Budget
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	Positive (Negative)
<b>Revenues:</b>				
Gas tax 6 cents	\$ 412,984	\$ 412,984	\$ 403,611	\$ (9,373)
CITT transit sales tax 20%	372,929	372,929	464,577	91,648
CITT transportation sales tax 80%	1,491,717	1,491,717	1,594,022	102,305
Tree program, Greenway and Large Parks LOS	8,000	8,000	194,376	186,376
Mobility	-	-	234,593	234,593
Investment income	-	-	126,824	126,824
Intergovernmental	203,500	243,500	252,604	9,104
<b>Total revenues</b>	<u>2,489,130</u>	<u>2,529,130</u>	<u>3,270,607</u>	<u>741,477</u>
<b>Expenditures:</b>				
<b>Current:</b>				
Tree program	24,442	22,315	36,286	(13,971)
Transportation	1,056,492	1,294,688	1,174,142	120,546
Transit	666,240	692,167	560,667	131,500
Contingency	443,279	443,279	-	443,279
<b>Total expenditures</b>	<u>2,190,453</u>	<u>2,452,449</u>	<u>1,771,095</u>	<u>681,354</u>
Excess (deficiency) of revenues over (under) expenditures	<u>298,677</u>	<u>76,681</u>	<u>1,499,512</u>	<u>1,422,831</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	180,500	180,500	-
Transfers out	(1,339,380)	(1,381,250)	(1,381,250)	-
<b>Total other financing sources (uses)</b>	<u>(1,339,380)</u>	<u>(1,200,750)</u>	<u>(1,200,750)</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	(1,040,703)	(1,124,069)	298,762	1,422,831
Fund balance appropriated	<u>1,040,703</u>	<u>1,124,069</u>	<u>-</u>	<u>(1,124,069)</u>
Net change in fund balance	-	-	298,762	298,762
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>1,148,476</u>	<u>1,148,476</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,447,238</u>	<u>\$ 1,447,238</u>

See notes to budgetary comparison schedules.

**TOWN OF MIAMI LAKES, FLORIDA**  
**NOTES TO BUDGETARY COMPARISON SCHEDULES**  
**FISCAL YEAR ENDED SEPTEMBER 30, 2025**

**NOTE 1 - BUDGETARY INFORMATION**

Annual budgets are adopted for all governmental funds, except the Infrastructure Replacement Fund, on a basis consistent with accounting principles generally accepted in the United States. The following procedures are used to establish the budgetary data reflected in the financial statements:

- a. Prior to July 30 of each year, the Town Manager submits to the Town Council a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and means of financing such expenditures.
- b. Public hearings are held to obtain tax payers comments.
- c. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- d. The level of control at which expenditures may not exceed budget is at the departmental level. The Town Council approves these levels by passing an ordinance. Any revisions that alter the total expenditures of any appropriation center within a fund must be approved by the Town Council.

**TOWN OF MIAMI LAKES, FLORIDA**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS  
 OTHER POST-EMPLOYMENT BENEFITS (OPEB)  
 SEPTEMBER 30, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total OPEB Liability</b>								
Service cost	\$ 3,857	\$ 4,920	\$ 5,102	\$ 8,696	\$ 8,315	\$ 5,657	\$ 5,430	\$ 5,861
Interest	2,517	3,512	3,993	3,353	2,822	2,857	2,663	2,654
Difference between expected and actual experience	-	(18,883)	-	2,730	-	5,684	-	-
Changes of assumptions	(5,155)	(17,477)	(1,656)	(62,720)	(7,805)	41,543	7,968	(6,625)
Benefit payments	-	-	-	-	(656)	(572)	(11,129)	(10,257)
Net change in total OPEB liability	<u>1,219</u>	<u>(27,928)</u>	<u>7,439</u>	<u>(47,941)</u>	<u>2,676</u>	<u>55,169</u>	<u>4,932</u>	<u>(8,367)</u>
<b>Total OPEB liability - beginning</b>	<u>58,136</u>	<u>86,064</u>	<u>78,625</u>	<u>126,566</u>	<u>123,890</u>	<u>68,721</u>	<u>63,789</u>	<u>72,156</u>
<b>Total OPEB liability - ending</b>	<u>\$ 59,355</u>	<u>\$ 58,136</u>	<u>\$ 86,064</u>	<u>\$ 78,625</u>	<u>\$ 126,566</u>	<u>\$ 123,890</u>	<u>\$ 68,721</u>	<u>\$ 63,789</u>
Covered-employee payroll	\$ 4,242,237	\$ 4,138,768	\$ 3,909,542	\$ 3,814,188	\$ 3,738,294	\$ 3,647,116	\$ 3,471,781	\$ 3,387,103
Total OPEB liability as a percentage of covered-employee payroll	1.40%	1.40%	2.20%	2.06%	3.39%	3.40%	1.98%	1.88%

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.  
 There are no plan assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

**TOWN OF MIAMI LAKES, FLORIDA**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
 FLORIDA RETIREMENT SYSTEM PENSION PLAN  
 LAST 10 FISCAL YEARS\*

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
The Town's proportion of the net pension liability	0.004648931%	0.004955793%	0.005358265%	0.006421332%	0.006663560%	0.005826864%	0.006983261%	0.007624456%	0.006862616%	0.006556569%
The Town's proportionate share of the net pension liability	\$ 1,442,802	\$ 1,917,134	\$ 2,135,099	\$ 2,389,252	\$ 503,356	\$ 2,525,449	\$ 2,404,938	\$ 2,296,526	\$ 2,029,916	\$ 1,655,539
The Town's covered payroll	\$ 4,418,089	\$ 4,382,314	\$ 4,128,971	\$ 4,007,460	\$ 4,015,433	\$ 3,998,274	\$ 4,021,387	\$ 3,908,760	\$ 3,455,365	\$ 3,085,052
The Town's proportionate share of the net pension liability as a percentage of its covered payroll	32.66%	43.75%	51.71%	59.62%	12.54%	63.16%	59.80%	58.75%	58.75%	53.66%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

\* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

**TOWN OF MIAMI LAKES, FLORIDA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF THE TOWN'S CONTRIBUTIONS**  
**FLORIDA RETIREMENT SYSTEM PENSION PLAN**  
**LAST 10 FISCAL YEARS**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 470,309	\$ 453,558	\$ 375,223	\$ 242,115	\$ 282,365	\$ 281,360	\$ 272,172	\$ 265,449	\$ 222,786	\$ 191,426
Contributions in relation to the contractually required contribution	<u>\$ (470,309)</u>	<u>\$ (453,558)</u>	<u>\$ (375,223)</u>	<u>\$ (242,115)</u>	<u>\$ (282,365)</u>	<u>\$ (281,360)</u>	<u>\$ (272,172)</u>	<u>\$ (265,449)</u>	<u>\$ (222,786)</u>	<u>\$ (191,426)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
The Town's covered payroll	\$ 4,492,412	\$ 4,378,311	\$ 4,223,672	\$ 4,018,521	\$ 3,993,384	\$ 4,161,693	\$ 4,036,102	\$ 3,947,898	\$ 3,489,915	\$ 3,115,864
Contributions as a percentage of covered payroll	10.47%	10.36%	8.88%	6.02%	7.07%	6.76%	6.74%	6.72%	6.38%	6.14%

**TOWN OF MIAMI LAKES, FLORIDA**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
 HEALTH INSURANCE SUBSIDY PENSION PLAN  
 LAST 10 FISCAL YEARS\*

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
The Town's proportion of the net pension liability	0.009378474%	0.009837867%	0.009906729%	0.010499295%	0.010839583%	0.010928255%	0.011835942%	0.011956689%	0.010492759%	0.010380367%
The Town's proportionate share of the net pension liability	\$ 1,202,081	\$ 1,475,776	\$ 1,573,321	\$ 1,112,043	\$ 1,329,638	\$ 1,334,322	\$ 1,324,323	\$ 1,265,509	\$ 1,121,934	\$ 1,209,789
The Town's covered payroll	\$ 4,418,089	\$ 4,378,311	\$ 4,128,971	\$ 4,007,460	\$ 4,015,433	\$ 3,998,274	\$ 4,021,387	\$ 3,908,760	\$ 3,455,365	\$ 3,085,052
The Town's proportionate share of the net pension liability as a percentage of its covered payroll	27.21%	33.71%	38.10%	27.75%	33.11%	33.37%	32.93%	32.38%	32.47%	39.21%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

\* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

**TOWN OF MIAMI LAKES, FLORIDA**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF THE TOWN'S CONTRIBUTIONS  
 HEALTH INSURANCE SUBSIDY PENSION PLAN  
 LAST 10 FISCAL YEARS

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 110,319	\$ 106,390	\$ 93,401	\$ 80,249	\$ 67,159	\$ 66,797	\$ 63,843	\$ 63,851	\$ 56,045	\$ 51,723
Contributions in relation to the contractually required contribution	\$ (110,319)	\$ (106,390)	\$ (93,401)	\$ (80,249)	\$ (67,159)	\$ (66,797)	\$ (63,843)	\$ (63,851)	\$ (56,045)	\$ (51,723)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
The Town's covered payroll	\$ 4,492,412	\$ 4,378,311	\$ 4,223,672	\$ 4,018,521	\$ 3,993,384	\$ 4,161,603	\$ 4,036,102	\$ 3,947,898	\$ 3,489,915	\$ 3,115,864
Contributions as a percentage of covered payroll	2.46%	2.43%	2.21%	2.00%	1.68%	1.61%	1.58%	1.62%	1.61%	1.66%



## **COMBINING FINANCIAL STATEMENTS**



## NONMAJOR GOVERNMENTAL FUNDS

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### Special Revenue Fund

**Building Department Fund** – This fund is used to account for and report the receipts of building permits and other fees that are restricted for building permitting and inspection activities. The department performs plan review for all commercial and residential construction, mandatory inspections for all phases of construction to ensure compliance with building safety regulations, collects permit fees and issues permits for residential and commercial construction, and issues certificates of completion and occupancy.

**Special Taxing Districts Fund** – This fund is used to account for the cost to provide public improvements and special services through a non-ad valorem assessment. Non-ad valorem assessments represent a cost share assigned to a group of properties to pay all or part of the cost associated with a specific public service or improvement, such as security guard services, lighting, lake, and landscape maintenance, primarily benefitting those properties.

**Impact Fees Fund** – This fund accounts for both parks and public safety impact fees used to fund the cost of additional capital resources required to maintain and accommodate projected population growth due to new development.

### Debt Service Fund

**Debt Service Fund** – This fund accounts for the payment of the current year's principal and interest requirements on the Special Obligation Bond issued for the Government Center; it is funded by the Electric Utility Tax revenues.

### Capital Projects Fund

**Infrastructure Replacement Fund** – This fund is used for purposes of accumulating resources to fund long-term capital expenditures.

**TOWN OF MIAMI LAKES, FLORIDA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2025**

Nonmajor Governmental Funds

	Special Revenue			Debt Service	Capital Projects	Total Nonmajor Governmental Funds
	Building Department	Special Taxing Districts	Impact Fees	Debt Service	Infrastructure Replacement	
<b>ASSETS</b>						
Cash and cash equivalents	\$ 1,155,688	\$ 411,520	\$ 383,602	\$ 450	\$ 709,737	\$ 2,660,997
Investments	1,003,435	-	1,033,373	-	-	2,036,808
Accounts receivables, net	194,628	38,326	8,513	439,239	-	680,706
Prepays	40,917	-	-	-	-	40,917
Restricted assets:						
Cash and cash equivalents	-	-	-	471,791	-	471,791
Investments	-	-	-	616,724	-	616,724
Total assets	<u>\$ 2,394,668</u>	<u>\$ 449,846</u>	<u>\$ 1,425,488</u>	<u>\$ 1,528,204</u>	<u>\$ 709,737</u>	<u>\$ 6,507,943</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 55,602	\$ 127,479	\$ -	\$ -	\$ 37,766	\$ 220,847
Accrued payroll and benefits	-	-	-	-	-	-
Unearned revenues	-	-	-	73,297	-	73,297
Due to other funds	-	-	-	401,904	-	401,904
Total liabilities	<u>55,602</u>	<u>127,479</u>	<u>-</u>	<u>475,201</u>	<u>37,766</u>	<u>696,048</u>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepays	40,917	-	-	-	-	40,917
Restricted for:						
Debt service	-	-	-	1,053,003	-	1,053,003
Building department - Operational	1,181,652	-	-	-	-	1,181,652
Building department - Technology	1,116,497	-	-	-	-	1,116,497
Impact fees:						
Public safety	-	-	25,387	-	-	25,387
Parks improvement	-	-	34,760	-	-	34,760
Parks open space	-	-	1,365,341	-	-	1,365,341
Neighborhood Service Districts:						
Miami Lakes Section 1	-	59,345	-	-	-	59,345
Loch Lomond	-	51,522	-	-	-	51,522
Royal Oaks Section 1	-	75,797	-	-	-	75,797
Royal Oaks East	-	89,507	-	-	-	89,507
Lake Patricia	-	17,444	-	-	-	17,444
Lake Hilda	-	28,752	-	-	-	28,752
Committed for:						
Infrastructure projects	-	-	-	-	671,971	671,971
Assigned	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total fund balances	<u>2,339,066</u>	<u>322,367</u>	<u>1,425,488</u>	<u>1,053,003</u>	<u>671,971</u>	<u>5,811,895</u>
Total liabilities and fund balances	<u>\$ 2,394,668</u>	<u>\$ 449,846</u>	<u>\$ 1,425,488</u>	<u>\$ 1,528,204</u>	<u>\$ 709,737</u>	<u>\$ 6,507,943</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Nonmajor Governmental Funds					Total Nonmajor Governmental Funds
	Special Revenue			Debt Service	Capital Projects	
	Building Department	Special Taxing Districts	Impact Fees	Debt Service	Infrastructure Replacement	
<b>Revenues:</b>						
Utility taxes	\$ -	\$ -	\$ -	\$ 528,820	\$ -	\$ 528,820
Licenses and permits	1,862,619	-	-	-	-	1,862,619
Impact fees:						
Parks	-	-	66,535	-	-	66,535
Investment income	138,805	60,528	101,476	35,532	31,430	367,771
Special assessments	-	1,630,465	-	-	-	1,630,465
Other	-	9,115	-	149,387	-	158,502
<b>Total revenues</b>	<u>2,001,424</u>	<u>1,700,108</u>	<u>168,011</u>	<u>713,739</u>	<u>31,430</u>	<u>4,614,712</u>
<b>Expenditures:</b>						
Current:						
Public Safety	1,607,906	-	-	-	-	1,607,906
Administrative	-	1,644,443	-	3,050	-	1,647,493
Debt service:						
Principal	1,772	-	-	240,000	-	241,772
Interest	-	-	-	452,619	-	452,619
Capital outlay	34,779	-	-	-	121,782	156,561
<b>Total expenditures</b>	<u>1,644,457</u>	<u>1,644,443</u>	<u>-</u>	<u>695,669</u>	<u>121,782</u>	<u>4,106,351</u>
<b>Excess of revenues over expenditures</b>	<u>356,967</u>	<u>55,665</u>	<u>168,011</u>	<u>18,070</u>	<u>(90,352)</u>	<u>508,361</u>
<b>Other financing sources (uses)</b>						
Proceeds from RTU asset financing	3,458	-	-	-	-	3,458
Transfers in	-	-	-	-	366,000	366,000
Transfers out	(65,344)	-	(482,685)	-	-	(548,029)
<b>Total other financing sources (uses)</b>	<u>(61,886)</u>	<u>-</u>	<u>(482,685)</u>	<u>-</u>	<u>366,000</u>	<u>(178,571)</u>
<b>Net change in fund balances</b>	295,081	55,665	(314,674)	18,070	275,648	329,790
<b>Fund balances, beginning</b>	<u>2,043,985</u>	<u>266,702</u>	<u>1,740,162</u>	<u>1,034,933</u>	<u>396,323</u>	<u>5,482,105</u>
<b>Fund balances, ending</b>	<u>\$ 2,339,066</u>	<u>\$ 322,367</u>	<u>\$ 1,425,488</u>	<u>\$ 1,053,003</u>	<u>\$ 671,971</u>	<u>\$ 5,811,895</u>



**SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE –  
BUDGET TO ACTUAL**

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - BUILDING DEPARTMENT FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Positive (Negative)
Revenues:				
Permits and fees	\$ 1,491,400	\$ 1,491,400	\$ 1,862,619	\$ 371,219
Investment income	50,000	50,000	138,805	88,805
Total revenues	<u>1,541,400</u>	<u>1,541,400</u>	<u>2,001,424</u>	<u>460,024</u>
Expenditures:				
Current:				
Building	3,366,960	3,407,027	1,609,678	1,797,349
Capital outlay	80,000	80,000	34,779	45,221
Total expenditures	<u>3,446,960</u>	<u>3,487,027</u>	<u>1,644,457</u>	<u>1,842,570</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,905,560)</u>	<u>(1,945,627)</u>	<u>356,967</u>	<u>2,302,594</u>
Other financing sources (uses)				
Proceeds from RTU asset financing	-	-	3,458	3,458
Transfers in	-	-	-	-
Transfers out	(69,109)	(69,109)	(65,344)	3,765
Total other financing sources (uses)	<u>(69,109)</u>	<u>(69,109)</u>	<u>(61,886)</u>	<u>7,223</u>
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	(1,974,669)	(2,014,736)	295,081	2,309,817
Fund balance appropriated	<u>1,974,669</u>	<u>2,014,736</u>	<u>-</u>	<u>(2,014,736)</u>
Net change in fund balance	-	-	295,081	295,081
Fund balance, beginning	-	-	2,043,985	2,043,985
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,339,066</u>	<u>\$ 2,339,066</u>

See notes to budgetary comparison schedules

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - SPECIAL TAXING DISTRICTS FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u> <u>Final Budget</u>
	<u>Original</u>	<u>Final</u>		<u>Positive</u> <u>(Negative)</u>
Revenues:				
Special assessment	\$ 1,622,038	\$ 1,622,038	\$ 1,630,465	\$ 8,427
Investment income	-	-	60,528	60,528
Other	3,000	3,000	9,115	6,115
Total revenues	<u>1,625,038</u>	<u>1,625,038</u>	<u>1,700,108</u>	<u>75,070</u>
Expenditures:				
Current:				
Administrative	<u>1,803,313</u>	<u>1,850,192</u>	<u>1,644,443</u>	<u>205,749</u>
Total expenditures	<u>1,803,313</u>	<u>1,850,192</u>	<u>1,644,443</u>	<u>205,749</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(178,275)</u>	<u>(225,154)</u>	<u>55,665</u>	<u>280,819</u>
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	(178,275)	(225,154)	55,665	280,819
Fund balance appropriated	<u>178,275</u>	<u>225,154</u>	<u>-</u>	<u>(225,154)</u>
Net change in fund balance	-	-	55,665	55,665
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>266,702</u>	<u>266,702</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 322,367</u>	<u>\$ 322,367</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - IMPACT FEES FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		Positive (Negative)
Revenues:				
Impact Fees				
Public safety	\$ 1,897,638	\$ 1,897,638	\$ (4,255)	\$ (1,901,893)
Parks	-	-	70,790	70,790
Developer contributions	-	-	-	-
Investment income	-	-	101,476	101,476
Total revenues	<u>1,897,638</u>	<u>1,897,638</u>	<u>168,011</u>	<u>(1,729,627)</u>
Expenditures:				
Current:				
Parks	1,105,006	1,230,062	-	1,230,062
Capital outlay - public safety	<u>25,331</u>	<u>27,413</u>	-	<u>27,413</u>
Total expenditures	<u>1,130,337</u>	<u>1,257,475</u>	<u>-</u>	<u>1,257,475</u>
Excess (deficiency) of revenues over (under) expenditures	767,301	640,163	168,011	(472,152)
Other financing (uses):				
Transfers out	<u>(2,379,707)</u>	<u>(2,380,323)</u>	<u>(482,685)</u>	<u>1,897,638</u>
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	(1,612,406)	(1,740,160)	(314,674)	1,425,486
Fund balance appropriated	<u>1,612,406</u>	<u>1,740,160</u>	<u>-</u>	<u>(1,740,160)</u>
Net change in fund balance	-	-	(314,674)	(314,674)
Fund balance, beginning	-	-	1,740,162	1,740,162
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,425,488</u>	<u>\$ 1,425,488</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - DEBT SERVICE FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
				<u>Positive</u>
				<u>(Negative)</u>
Revenues:				
Electric utility taxes	\$ -	\$ -	\$ 528,820	\$ 528,820
Investment income	-	-	35,532	35,532
Other	152,179	152,179	149,387	(2,792)
Total revenues	<u>152,179</u>	<u>152,179</u>	<u>713,739</u>	<u>561,560</u>
Expenditures:				
Current:				
Administration	1,064,300	1,072,998	3,050	1,069,948
Debt service:				
Principal	240,000	240,000	240,000	-
Interest	452,619	452,619	452,619	-
Total expenditures	<u>1,756,919</u>	<u>1,765,617</u>	<u>695,669</u>	<u>1,069,948</u>
Excess (deficiency) of revenues over (under) expenditures	(1,604,740)	(1,613,438)	18,070	1,631,508
Other financing sources (uses):				
Transfers in	578,454	578,454	-	(578,454)
Total other financing sources (uses)	<u>578,454</u>	<u>578,454</u>	<u>-</u>	<u>(578,454)</u>
Excess (deficiency) of revenues over (under) expenditures and other financing sources (uses)	(1,026,286)	(1,034,984)	18,070	1,053,054
Fund balance appropriated	<u>1,026,286</u>	<u>1,034,984</u>	<u>-</u>	<u>(1,034,984)</u>
Net change in fund balance	-	-	18,070	18,070
Fund balance, beginning	-	-	1,034,933	1,034,933
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,053,003</u>	<u>\$ 1,053,003</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULES OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - CAPITAL PROJECTS FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
				<u>Positive</u>
				<u>(Negative)</u>
<b>Revenues:</b>				
Gas tax 3 cents	\$ 156,754	\$ 156,754	\$ 151,973	\$ (4,781)
Intergovernmental	8,149,992	7,462,132	1,239,278	(6,222,854)
Investment income	-	-	350,082	350,082
Other	-	-	32,792	32,792
Total revenues	<u>8,306,746</u>	<u>7,618,886</u>	<u>1,774,125</u>	<u>(5,844,761)</u>
<b>Expenditures:</b>				
Current:				
Stormwater	-	-	-	-
Transportation / public works	519,097	770,804	165,051	605,753
Parks and recreation	5,863	5,964	126,642	(120,678)
Capital outlay:				
Transportation improvements	13,967,800	13,861,328	2,134,545	11,726,783
Parks and recreation	3,386,565	4,375,926	392,950	3,982,976
Total expenditures	<u>17,879,325</u>	<u>19,014,022</u>	<u>2,819,188</u>	<u>16,194,834</u>
(Deficiency) of revenues (under) expenditures	(9,572,579)	(11,395,136)	(1,045,063)	10,350,073
<b>Other financing sources (uses)</b>				
Transfers in	3,719,087	4,757,163	2,859,525	(1,897,638)
Transfers out	(250,000)	(250,000)	(250,000)	-
Total other financing sources (uses)	<u>3,469,087</u>	<u>4,507,163</u>	<u>2,609,525</u>	<u>(1,897,638)</u>
Excess (deficiency) of revenues over (under) expenditures and other financing sources (uses)	(6,103,492)	(6,887,973)	1,564,462	8,452,435
Fund balance appropriated	<u>6,103,492</u>	<u>6,887,973</u>	<u>-</u>	<u>(6,887,973)</u>
Net change in fund balance	-	-	1,564,462	1,564,462
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>6,887,970</u>	<u>6,887,970</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,452,432</u>	<u>\$ 8,452,432</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULES OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL - INFRASTRUCTURE FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u> <u>Final Budget</u> <u>Positive</u> <u>(Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Investment income	\$ 5,000	\$ 5,000	\$ 31,430	\$ 26,430
Total revenues	<u>5,000</u>	<u>5,000</u>	<u>31,430</u>	<u>26,430</u>
Expenditures:				
Current:				
General government	601,479	589,468	-	589,468
Capital outlay:				
Transportation improvements	-	30,360	17,203	13,157
Parks and recreation	<u>65,000</u>	<u>147,494</u>	<u>104,579</u>	<u>42,915</u>
Total expenditures	<u>666,479</u>	<u>767,322</u>	<u>121,782</u>	<u>645,540</u>
(Deficiency) of revenues (under) expenditures	(661,479)	(762,322)	(90,352)	671,970
Other financing sources (uses)				
Transfers in	366,000	366,000	366,000	-
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	366,000	366,000	366,000	-
Excess (deficiency) of revenues over (under) expenditures and other financing sources (uses)	(295,479)	(396,322)	275,648	671,970
Fund balance appropriated	<u>295,479</u>	<u>396,322</u>	<u>-</u>	<u>(396,322)</u>
Net change in fund balance	-	-	275,648	275,648
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>396,323</u>	<u>396,323</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 671,971</u>	<u>\$ 671,971</u>

**TOWN OF MIAMI LAKES, FLORIDA**  
**SUPPLEMENTAL SCHEDULE - DISAGGREGATED INFORMATION**  
**ENTERPRISE FUND - STORMWATER**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Operations</u>	<u>Bond Series 2021</u>	<u>American Rescue Plan</u>	<u>Total</u>
<b><u>SCHEDULE OF NET POSITION</u></b>				
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 1,636,093	\$ -	\$ -	\$ 1,636,093
Restricted cash	-	1,942,427	2,788,639	4,731,066
Restricted investments	-	-	5,310,480	5,310,480
Accounts receivable, net	1,382,614	-	-	1,382,614
Internal balances	-	-	-	-
Prepays	1,464	-	-	1,464
Advance to Bond Series 2021	860,483	-	-	860,483
Construction in progress	826,531	396,419	7,359,733	8,582,683
Right-to-use asset, net	243,657	-	-	243,657
Infrastructure, net	34,428,069	-	-	34,428,069
Total assets	<u>39,378,911</u>	<u>2,338,846</u>	<u>15,458,852</u>	<u>57,176,609</u>
<b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>				
Pension	9,288	-	-	9,288
<b><u>LIABILITIES</u></b>				
Accounts payable and other current liabilities	848,683	207,739	1,330,184	2,386,606
Advance from operations	-	860,483	-	860,483
Unearned revenues	-	-	5,086,011	5,086,011
Compensated absences	14,001	-	-	14,001
Net pension liability	128,176	-	-	128,176
FEMA SW Projects	14,518	-	-	14,518
Bond Series 2021 Payable	14,615,000	-	-	14,615,000
Bond Series 2021 Premium	2,795,552	-	-	2,795,552
Lease liability	270,622	-	-	270,622
Total liabilities	<u>18,686,552</u>	<u>1,068,222</u>	<u>6,416,195</u>	<u>26,170,969</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>				
Pension	60,005	-	-	60,005
Total deferred inflows of resources	<u>60,005</u>	<u>-</u>	<u>-</u>	<u>60,005</u>
<b><u>TOTAL NET POSITION</u></b>	<b><u>\$ 20,641,642</u></b>	<b><u>\$ 1,270,624</u></b>	<b><u>\$ 9,042,657</u></b>	<b><u>\$ 30,954,923</u></b>

**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

Operating revenues	\$ 2,185,893	\$ -	\$ -	\$ 2,185,893
Operating expenses	(2,208,817)	-	-	(2,208,817)
Nonoperating revenues (expenses)	393,493	160,522	8,831,068	9,385,083
Income (loss) before contributions and transfers	370,569	160,522	8,831,068	9,362,159
Contributions and transfers	2,565,360	-	(2,565,360)	-
Change in net position	<u>\$ 2,935,929</u>	<u>\$ 160,522</u>	<u>\$ 6,265,708</u>	<u>\$ 9,362,159</u>



**STATISTICAL SECTION**

**TOWN OF MIAMI LAKES, FLORIDA**  
STATISTICAL SECTION

This part of the Town of Miami Lakes's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

<u>Contents</u>	<u>Page</u>
<b>Financial Trends</b> <i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	74-78
<b>Revenue Capacity</b> <i>These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.</i>	79-83
<b>Debt Capacity</b> <i>These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.</i>	84-85
<b>Demographic and Economic Information</b>  <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.</i>	86-87
<b>Operating Information and Insurance in Force</b> <i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	88-91

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

**TOWN OF MIAMI LAKES, FLORIDA**  
**FINANCIAL TRENDS**  
**NET POSITION BY COMPONENT**  
**LAST TEN YEARS**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Governmental activities:										
Net investment in capital assets	\$ 24,384,954	\$ 25,025,518	\$ 25,989,505	\$ 26,298,602	\$ 28,533,023	\$ 28,428,460	\$ 28,108,531	\$ 27,714,443	\$ 33,137,589	\$ 34,151,620
Restricted	4,316,340	6,815,901	6,923,570	8,677,308	7,351,535	8,572,783	10,877,411	13,216,528	13,067,305	14,984,645
Unrestricted	3,497,638	2,929,081	2,527,265	2,229,467	992,221	1,804,029	2,530,479	3,346,558	1,260,165	2,168,016
Total governmental activities net position	<b>\$ 32,198,932</b>	<b>\$ 34,770,500</b>	<b>\$ 35,440,340</b>	<b>\$ 37,205,377</b>	<b>\$ 36,876,779</b>	<b>\$ 38,805,272</b>	<b>\$ 41,516,421</b>	<b>\$ 44,277,529</b>	<b>\$ 47,465,059</b>	<b>\$ 51,304,281</b>
Business-type activities:										
Net investment in capital assets	\$ 8,865,688	\$ 9,743,318	\$ 10,777,658	\$ 11,642,537	\$ 12,461,397	\$ 13,178,871	\$ 15,285,632	\$ 14,335,664	\$ 17,063,368	\$ 23,754,002
Restricted	-	-	-	-	-	4,785	-	-	-	-
Unrestricted	571,384	420,691	206,814	14,328	120,154	848,683	126,091	2,809,952	4,529,595	7,200,921
Total business-type activities net position	<b>\$ 9,437,072</b>	<b>\$ 10,164,009</b>	<b>\$ 10,984,472</b>	<b>\$ 11,656,865</b>	<b>\$ 12,581,551</b>	<b>\$ 14,032,339</b>	<b>\$ 15,411,723</b>	<b>\$ 17,145,616</b>	<b>\$ 21,592,963</b>	<b>\$ 30,954,923</b>
Primary government										
Net investment in capital assets	\$ 33,250,642	\$ 34,768,836	\$ 36,767,163	\$ 37,941,139	\$ 40,994,420	\$ 41,607,331	\$ 43,394,163	\$ 42,050,107	\$ 50,200,957	\$ 57,905,622
Restricted	4,316,340	6,815,901	6,923,570	8,677,308	7,351,535	8,577,568	10,877,411	13,216,528	13,067,305	14,984,645
Unrestricted	4,069,022	3,349,772	2,734,079	2,243,795	1,112,375	2,652,712	2,656,570	6,156,510	5,789,760	9,368,937
Total primary government net position	<b>\$ 41,636,004</b>	<b>\$ 44,934,509</b>	<b>\$ 46,424,812</b>	<b>\$ 48,862,242</b>	<b>\$ 49,458,330</b>	<b>\$ 52,837,611</b>	<b>\$ 56,928,144</b>	<b>\$ 61,423,145</b>	<b>\$ 69,058,022</b>	<b>\$ 82,259,204</b>

**TOWN OF MIAMI LAKES, FLORIDA**  
**FINANCIAL TRENDS**  
**CHANGES IN NET POSITION**  
**LAST TEN YEARS**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Expenses</b>										
<b>Governmental activities:</b>										
General government	\$ 5,466,296	\$ 5,918,945	\$ 5,439,496	\$ 5,855,914	\$ 6,024,434	\$ 5,959,090	\$ 5,832,933	\$ 6,957,361	\$ 8,060,892	\$ 6,211,148
Public safety	8,014,737	9,640,653	10,202,073	10,786,886	10,622,577	10,515,505	10,600,530	11,750,771	12,502,409	12,909,199
Parks and recreation	3,481,695	4,772,220	6,405,543	3,508,046	3,554,095	3,467,742	3,721,479	4,100,242	4,458,542	4,491,630
Transportation/Public Works	2,631,509	2,624,862	2,883,959	2,890,902	2,795,296	2,968,332	3,411,614	3,360,003	3,582,262	4,140,294
Comprehensive planning	-	-	-	-	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-	-	-	-	-
Interest expense	654,998	596,942	551,077	550,747	527,518	511,190	496,396	482,740	466,922	452,619
<b>Total governmental activities expenses</b>	<b>\$ 20,249,235</b>	<b>\$ 23,553,622</b>	<b>\$ 25,482,148</b>	<b>\$ 23,592,495</b>	<b>\$ 23,523,920</b>	<b>\$ 23,421,859</b>	<b>\$ 24,062,952</b>	<b>\$ 26,651,117</b>	<b>\$ 29,071,027</b>	<b>\$ 28,204,890</b>
<b>Business-type activities:</b>										
Stormwater utilities	\$ 818,380	\$ 937,656	\$ 1,369,005	\$ 1,272,487	\$ 1,093,919	\$ 1,743,488	\$ 2,167,706	\$ 2,198,785	\$ 2,311,193	\$ 2,713,318
Total business-type activities expenses	818,380	937,656	1,369,005	1,272,487	1,093,919	1,743,488	2,167,706	2,198,785	2,311,193	2,713,318
<b>Total primary government expenses</b>	<b>\$ 21,067,615</b>	<b>\$ 24,491,278</b>	<b>\$ 26,851,153</b>	<b>\$ 24,864,982</b>	<b>\$ 24,617,839</b>	<b>\$ 25,165,347</b>	<b>\$ 26,230,658</b>	<b>\$ 28,849,902</b>	<b>\$ 31,382,220</b>	<b>\$ 30,918,208</b>
<b>Program Revenues</b>										
<b>Governmental activities:</b>										
Charges for services:										
General government	\$ 13,079	\$ 14,004	\$ 23,550	\$ 1,726,515	\$ 1,512,343	\$ 1,388,183	\$ 1,439,901	\$ 1,591,392	\$ 1,598,084	\$ 1,671,712
Public safety	2,046,763	3,869,723	3,327,193	2,738,436	1,962,964	2,334,977	1,846,819	2,375,796	2,136,287	2,504,201
Parks and recreation	131,628	1,146,389	1,129,490	814,497	194,100	76,482	118,000	1,052,591	124,367	191,271
Transportation/Public Works	719,774	49,342	168,554	756,711	74,453	525,628	96,089	36,942	201,598	459,607
Comprehensive planning	-	-	-	-	-	-	-	-	-	-
Operating grants and contributions	2,075,665	2,816,820	2,955,170	129,890	242,459	1,091,809	306,216	140,596	263,936	222,659
Capital grants and contributions	442,691	50,348	-	1,180,274	2,395,955	1,743,136	1,633,513	388,649	3,923,013	1,274,179
<b>Total governmental activities program revenues</b>	<b>\$ 5,429,600</b>	<b>\$ 7,946,626</b>	<b>\$ 7,603,957</b>	<b>\$ 7,346,323</b>	<b>\$ 6,382,274</b>	<b>\$ 7,160,215</b>	<b>\$ 5,440,538</b>	<b>\$ 5,585,966</b>	<b>\$ 8,247,285</b>	<b>\$ 6,323,629</b>
<b>Business-type activities:</b>										
Charges for services										
Stormwater utility	\$ 953,982	\$ 1,034,314	\$ 1,043,899	\$ 1,058,714	\$ 1,060,011	\$ 1,692,827	\$ 2,472,609	\$ 2,473,152	\$ 2,315,270	\$ 2,185,893
Operating/Capital grants and contributions	-	1,052,142	1,286,662	-	-	-	522,845	308,664	2,683,346	8,960,927
Total business-type activities program revenues	953,982	2,086,456	2,330,561	1,058,714	1,060,011	1,692,827	2,995,454	2,781,816	4,998,616	11,146,820
<b>Total primary government program revenues</b>	<b>\$ 6,383,582</b>	<b>\$ 10,033,082</b>	<b>\$ 9,934,518</b>	<b>\$ 8,405,037</b>	<b>\$ 7,442,285</b>	<b>\$ 8,853,042</b>	<b>\$ 8,435,992</b>	<b>\$ 8,367,782</b>	<b>\$ 13,245,901</b>	<b>\$ 17,470,449</b>

**TOWN OF MIAMI LAKES, FLORIDA**  
**FINANCIAL TRENDS**  
**CHANGES IN NET POSITION (CONTINUED)**  
**LAST TEN YEARS**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Net (Expense) Revenue</b>										
Governmental activities	\$ (14,819,635)	\$ (15,606,996)	\$ (17,878,191)	\$ (16,246,172)	\$ (17,141,646)	\$ (16,261,644)	\$ (18,622,414)	\$ (21,065,151)	\$ (20,823,742)	\$ (21,881,261)
Business-type activities	135,602	1,148,800	961,556	(213,773)	(33,908)	(50,661)	827,748	583,031	2,687,423	8,433,502
<b>Total primary government net expense</b>	<b>\$ (14,684,033)</b>	<b>\$ (14,458,196)</b>	<b>\$ (16,916,635)</b>	<b>\$ (16,459,945)</b>	<b>\$ (17,175,554)</b>	<b>\$ (16,312,305)</b>	<b>\$ (17,794,666)</b>	<b>\$ (20,482,120)</b>	<b>\$ (18,136,319)</b>	<b>\$ (13,447,759)</b>
<b>General Revenues and Other Changes in Net Position</b>										
<b>Governmental activities:</b>										
Taxes:										
Property taxes	\$ 5,967,817	\$ 6,267,177	\$ 6,753,219	\$ 7,148,392	\$ 7,417,552	\$ 7,940,228	\$ 8,384,571	\$ 9,021,052	\$ 9,153,741	\$ 9,802,834
Utility service taxes	3,297,894	3,407,508	3,432,608	3,572,032	3,655,546	3,731,365	3,987,565	4,478,584	4,678,746	4,839,799
Communication services tax	1,245,617	1,166,035	1,209,860	1,130,732	1,027,768	941,205	947,360	929,384	915,096	894,690
Franchise taxes	1,179,362	925,699	1,272,507	1,130,788	455,233	1,208,542	1,424,664	1,590,298	1,507,860	1,539,119
Other taxes	702,897	716,927	724,429	680,132	592,537	653,901	674,694	744,771	735,804	764,902
Intergovernmental not restricted to specific programs	4,307,731	4,323,130	4,493,335	4,546,832	4,070,625	4,836,866	5,916,458	6,100,841	6,029,707	6,095,479
Investment and miscellaneous income	77,678	136,894	219,534	246,949	206,898	62,108	112,336	595,836	909,437	1,424,856
Gain (loss) on disposal	(17,084)	-	-	-	-	-	-	-	-	-
Special items/Other income	272,221	766,227	348,459	435,402	342,946	311,259	309,891	373,020	467,917	386,920
Transfers	(1,267,755)	468,967	150,629	(880,050)	(956,057)	(1,495,337)	(423,976)	(7,527)	(387,036)	-
<b>Total governmental activities</b>	<b>\$ 15,766,378</b>	<b>\$ 18,178,564</b>	<b>\$ 18,604,580</b>	<b>\$ 18,011,209</b>	<b>\$ 16,813,048</b>	<b>\$ 18,190,137</b>	<b>\$ 21,333,563</b>	<b>\$ 23,826,259</b>	<b>\$ 24,011,272</b>	<b>\$ 25,748,599</b>
<b>Business-type activities:</b>										
General Revenues										
Investment income	\$ 39,094	\$ 47,104	\$ 8,276	\$ 6,116	\$ 2,537	\$ 6,112	\$ 127,660	\$ 1,143,335	\$ 1,372,888	\$ 928,657
Investment and miscellaneous income	-	-	1,260	-	-	-	-	-	-	-
Transfers	1,267,755	(468,967)	(150,629)	880,050	956,057	1,495,337	423,976	7,527	387,036	-
Total business-type activities	1,306,849	(421,863)	(141,093)	886,166	958,594	1,501,449	551,636	1,150,862	1,759,924	928,657
<b>Total primary government</b>	<b>\$ 17,073,227</b>	<b>\$ 17,756,701</b>	<b>\$ 18,463,487</b>	<b>\$ 18,897,375</b>	<b>\$ 17,771,642</b>	<b>\$ 19,691,586</b>	<b>\$ 21,885,199</b>	<b>\$ 24,977,121</b>	<b>\$ 25,771,196</b>	<b>\$ 26,677,256</b>
<b>Change in Net Position</b>										
Governmental activities	\$ 946,743	\$ 2,571,568	\$ 726,389	\$ 1,765,037	\$ (328,598)	\$ 1,928,493	\$ 2,711,149	\$ 2,761,108	\$ 3,187,530	\$ 3,867,338
Business-type activities	1,442,451	726,937	820,463	672,393	924,686	1,450,788	1,379,384	1,733,893	4,447,347	9,362,159
<b>Total primary government</b>	<b>\$ 2,389,194</b>	<b>\$ 3,298,505</b>	<b>\$ 1,546,852</b>	<b>\$ 2,437,430</b>	<b>\$ 596,088</b>	<b>\$ 3,379,281</b>	<b>\$ 4,090,533</b>	<b>\$ 4,495,001</b>	<b>\$ 7,634,877</b>	<b>\$ 13,229,497</b>

**TOWN OF MIAMI LAKES, FLORIDA**  
**FINANCIAL TRENDS**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN YEARS**

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>General Fund</b>										
Non Spendable	\$ 222,531	\$ 220,012	\$ 225,260	\$ 265,331	\$ 306,943	\$ 99,263	\$ 146,807	\$ 116,246	\$ 91,962	\$ 142,911
Restricted	-	-	-	-	-	-	-	-	-	-
Unassigned	4,553,946	4,349,056	5,048,869	4,222,958	4,011,667	4,799,001	5,345,354	5,791,693	5,529,825	5,059,152
<b>Total General Fund</b>	<b>\$ 4,776,477</b>	<b>\$ 4,569,068</b>	<b>\$ 5,274,129</b>	<b>\$ 4,488,289</b>	<b>\$ 4,318,610</b>	<b>\$ 4,898,264</b>	<b>\$ 5,492,161</b>	<b>\$ 5,907,939</b>	<b>\$ 5,621,787</b>	<b>\$ 5,202,063</b>
<b>All Other Governmental Funds</b>										
Non Spendable	\$ -	\$ 430	\$ -	\$ 25,648	\$ 17,889	29,560	41,772	42,700	43,969	54,949
<b>Restricted, reported in:</b>										
Special Revenue Fund	1,571,737	1,481,522	945,176	1,229,669	811,704	1,142,393	1,276,213	2,462,048	1,135,846	1,433,206
Capital Projects Fund	1,831,041	2,267,781	1,374,174	2,377,133	1,842,430	2,763,198	5,135,981	6,223,017	6,887,970	8,452,432
Town Government Center	-	-	-	-	-	26,147	-	-	-	-
Roadway Improvement	-	-	-	-	-	-	-	-	-	-
Debt Service Fund	875,282	888,486	900,912	1,263,108	963,686	969,108	1,041,273	997,498	1,034,933	1,053,003
Impact Fee Fund (Public Safety & Parks)	38,280	351,233	1,174,598	1,537,120	1,353,178	1,177,451	1,158,541	2,338,563	1,740,162	1,425,489
Building Department Fund	-	1,826,879	2,528,710	2,668,320	2,115,349	2,154,927	1,977,820	1,940,561	2,012,646	2,298,149
Neighborhood Service Districts	-	-	-	311,100	317,818	339,559	287,583	235,277	266,702	322,367
<b>Committed, reported in:</b>										
Infrastructure Fund	-	-	-	150,000	151,471	244,627	356,740	371,563	396,323	671,971
<b>Assigned, reported in:</b>										
Special Revenue Fund	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	786,094	836,648	-	-	-	-	-	-	-	-
Unassigned	-	(2,273)	(1,843)	-	-	-	-	-	-	-
<b>Total all other governmental funds</b>	<b>\$ 5,102,434</b>	<b>\$ 7,650,706</b>	<b>\$ 6,921,727</b>	<b>\$ 9,562,098</b>	<b>\$ 7,573,525</b>	<b>\$ 8,846,970</b>	<b>\$ 11,275,923</b>	<b>\$ 14,611,227</b>	<b>\$ 13,518,551</b>	<b>\$ 15,711,566</b>

**TOWN OF MIAMI LAKES, FLORIDA**  
**FINANCIAL TRENDS**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**

	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Revenues</b>										
Ad valorem taxes	\$ 5,967,817	\$ 6,267,177	\$ 6,753,219	\$ 7,148,392	\$ 7,417,552	\$ 7,940,228	\$ 8,384,571	\$ 9,021,052	\$ 9,153,741	\$ 9,802,834
Utility taxes	3,297,894	3,407,508	3,432,608	3,572,032	3,655,546	3,731,365	3,987,565	4,478,584	4,678,746	4,839,799
Franchise fees	1,179,362	925,699	1,272,507	1,130,788	455,233	1,208,542	1,424,664	1,590,298	1,507,860	1,539,119
Communication service tax	1,245,617	1,166,035	1,209,860	1,130,732	1,027,768	941,205	947,360	929,384	915,096	894,690
Other taxes	-	-	-	680,132	592,537	653,901	674,694	744,771	735,804	764,902
Licenses and permits	2,385,033	3,469,773	3,042,388	3,154,814	1,762,579	2,684,054	1,727,413	1,905,885	2,001,617	2,564,293
Intergovernmental	4,797,353	6,890,298	7,448,505	5,496,742	6,435,404	7,672,622	7,856,998	6,630,086	10,216,656	7,592,317
Fines and forfeitures	274,594	224,887	193,841	195,518	195,265	103,064	176,789	245,805	317,144	386,701
Service charges	-	183,369	192,653	189,557	86,681	120,194	170,421	155,415	172,826	178,797
Public Safety	70,092	1,201,429	1,219,905	775,241	475,073	39,250	24,464	244,940	606	-
Parks	-	-	-	-	-	-	-	930,636	4,313	66,535
Investment income	77,678	136,894	219,534	246,949	206,898	62,108	112,336	595,837	909,437	1,424,856
Developers contributions	2,028,734	300,000	-	360,254	-	-	-	-	-	-
Special assessments	-	-	-	1,721,029	1,497,897	1,377,897	1,400,911	1,574,040	1,563,830	1,630,465
Others	1,156,643	1,483,154	1,072,888	435,402	342,946	299,636	309,891	373,019	467,917	383,047
<b>Total Revenues</b>	<b>\$ 22,480,817</b>	<b>\$ 25,656,223</b>	<b>\$ 26,057,908</b>	<b>\$ 26,237,582</b>	<b>\$ 24,151,379</b>	<b>\$ 26,834,066</b>	<b>\$ 27,198,077</b>	<b>\$ 29,419,752</b>	<b>\$ 32,645,593</b>	<b>\$ 32,068,355</b>
<b>Expenditures</b>										
General government:										
Town Council	\$ 516,371	\$ 536,680	\$ 507,664	\$ 539,328	\$ 514,578	\$ 598,533	\$ 581,205	\$ 633,378	\$ 740,105	\$ 716,308
Town Administration and Finance	3,775,637	4,272,614	2,419,721	2,401,870	2,759,199	3,080,343	2,719,882	2,888,425	3,073,681	3,038,171
Legal	410,545	559,652	321,686	257,448	351,476	364,104	293,811	322,366	898,613	758,006
<b>Total general government</b>	<b>\$ 4,702,553</b>	<b>\$ 5,368,946</b>	<b>\$ 3,249,071</b>	<b>\$ 3,198,646</b>	<b>\$ 3,625,253</b>	<b>\$ 4,042,980</b>	<b>\$ 3,594,898</b>	<b>\$ 3,844,169</b>	<b>\$ 4,712,399</b>	<b>\$ 4,512,485</b>
Public safety	\$ 7,917,265	\$ 8,092,524	\$ 10,173,706	\$ 10,734,392	\$ 10,582,554	\$ 10,456,178	\$ 10,535,801	\$ 11,673,522	\$ 12,408,615	\$ 12,797,437
Parks and recreation	2,826,779	4,140,497	5,764,672	3,005,764	2,878,402	2,835,999	3,107,065	3,422,942	3,816,584	3,848,801
Public works/transportation	2,255,619	2,254,540	2,441,236	2,415,559	2,309,942	2,407,685	2,852,781	2,790,498	3,024,483	3,582,638
Comprehensive planning	-	-	-	-	-	-	-	-	-	-
Debt service:										
Principal	1,750,050	104,980	150,845	46,607	519,302	340,019	376,893	388,679	391,309	254,006
Interest	654,998	596,942	551,077	550,747	536,996	516,179	501,327	485,761	469,458	452,619
Cost of issuance	-	-	-	-	-	-	-	-	-	-
Administrative	-	-	-	1,467,844	1,350,213	1,371,779	1,423,424	1,600,725	1,581,761	1,647,493
Capital outlay	4,483,437	2,899,836	3,619,695	2,877,291	4,322,994	2,717,412	1,349,408	952,537	7,105,834	2,717,834
<b>Total Expenditures</b>	<b>\$ 24,590,701</b>	<b>\$ 23,458,265</b>	<b>\$ 25,950,302</b>	<b>\$ 24,296,850</b>	<b>\$ 26,125,656</b>	<b>\$ 24,688,231</b>	<b>\$ 23,741,597</b>	<b>\$ 25,158,833</b>	<b>\$ 33,510,443</b>	<b>\$ 29,813,313</b>
<b>Other Financing Sources (Uses)</b>										
Proceeds from debt issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Discount on debt issued	-	-	-	-	-	-	-	-	-	-
Proceeds from RTU Asset Financing	-	-	-	-	-	-	-	-	-	20,892
Transfer in	2,684,153	3,424,979	1,660,069	2,997,898	2,241,647	2,512,360	2,720,298	1,372,411	4,216,468	3,656,025
Transfer out	(2,684,153)	(3,282,074)	(1,791,593)	(3,084,099)	(2,425,622)	(2,805,096)	(3,153,928)	(1,882,248)	(4,730,446)	(4,158,669)
Total Other Financing Sources (Uses)	-	142,905	(131,524)	(86,201)	(183,975)	(292,736)	(433,630)	(509,837)	(513,978)	(481,752)
<b>Net change in fund balance</b>	<b>\$ (2,109,884)</b>	<b>\$ 2,340,863</b>	<b>\$ (23,918)</b>	<b>\$ 1,854,531</b>	<b>\$ (2,158,252)</b>	<b>\$ 1,853,099</b>	<b>\$ 3,022,850</b>	<b>\$ 3,751,082</b>	<b>\$ (1,378,828)</b>	<b>\$ 1,773,290</b>
<b>Ratio of total debt service to noncapital expenditures</b>	<b>11.96%</b>	<b>3.41%</b>	<b>3.14%</b>	<b>2.79%</b>	<b>4.84%</b>	<b>3.90%</b>	<b>3.92%</b>	<b>3.61%</b>	<b>3.26%</b>	<b>2.61%</b>

**TOWN OF MIAMI LAKES, FLORIDA**  
 REVENUE CAPACITY  
 GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE  
 LAST TEN YEARS  
 (IN THOUSANDS)

<b>Fiscal year</b>	<b>Property Tax</b>	<b>Utility Service Tax</b>	<b>Communication Service Tax</b>	<b>Franchise fees</b>	<b>Total</b>
2016	5,968	3,297	1,246	1,179	11,690
2017	6,267	3,407	1,166	926	11,766
2018	6,753	3,065	1,210	1,273	12,301
2019	7,148	3,572	1,131	1,131	12,982
2020	7,418	3,656	1,028	455	12,557
2021	7,940	3,731	942	1,208	13,821
2022	8,385	3,988	947	1,425	14,745
2023	9,021	4,478	929	1,590	16,018
2024	9,153	4,679	915	1,508	16,255
2025	9,803	4,840	895	1,539	17,077

**TOWN OF MIAMI LAKES, FLORIDA**  
 REVENUE CAPACITY  
 ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY  
 LAST TEN YEARS  
 (IN THOUSANDS)

Calendar Year Ended December 31,	Real Property				Billions		Exemptions (a)			Total Taxable Assessed Value	Total Direct Tax Rate
	Residential Property	Commercial/ Industrial Property	Government/ Institutional Property	Personal Property	Total Actual & Just Value of Taxable Property	Real Property - Amendment 10 Excluded Value (b)	Real Property - Other Exemptions	Personal Property			
2016	2,577,848	1,110,765	299,061	190,323	4,177,997	749,453	630,582	18,649	2,779,313	2.3518	
2017	2,702,800	1,211,433	312,785	185,169	4,412,187	710,706	691,978	19,289	2,990,214	2.3353	
2018	2,964,740	1,224,963	312,704	191,529	4,693,936	729,019	760,004	19,436	3,185,477	2.3127	
2019	2,997,709	1,252,265	316,975	192,054	4,759,003	656,523	761,054	19,732	3,321,694	2.3127	
2020	3,114,740	1,379,603	317,514	209,160	5,021,017	652,482	765,742	19,029	3,583,765	2.3127	
2021	3,368,966	1,348,279	316,605	212,604	5,246,454	702,659	775,160	20,426	3,748,209	2.3127	
2022	4,134,219	1,585,645	330,644	234,562	6,285,070	1,197,382	953,711	21,132	4,112,845	2.2664	
2023	4,653,547	1,810,759	336,508	275,316	7,076,130	1,474,275	1,070,790	21,057	4,510,006	2.2664	
2024	5,564,886	1,632,223	349,325	275,006	7,821,440	1,749,257	722,169	21,986	4,891,931	2.0732	
2025	5,720,674	1,722,115	348,028	281,327	8,072,144	N/A	N/A	N/A	5,242,062	2.0732	

**NOTES:**

\* 2025 - Based on preliminary values as final values are NOT yet available.

\*\* Property in the Town is reassessed each year. Property is assessed at actual market value. Tax rates are per \$1,000 of assessed value.

\*\*\* Source: Miami-Dade County Property Appraiser

\*\*\*\* N/A - Information not available as of the issuance of this report

**TOWN OF MIAMI LAKES, FLORIDA**  
 REVENUE CAPACITY  
 PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS  
 LAST TEN YEARS  
 (PER \$1,000 OF ASSESSED VALUE)

<i>Town of Miami Lakes</i>			<i>Overlapping Rates:</i>															
			<i>Miami-Dade County</i>			<i>Miami-Dade Fire &amp; Rescue</i>			<i>Miami-Dade School Board</i>			<i>State and Other</i>						
<b>Calendar Year Ended December 31,</b>			<b>Operating Millage</b>	<b>Debt Service Millage</b>	<b>Total County Millage</b>	<b>Operating Millage</b>	<b>Debt Service Millage</b>	<b>Total Fire Millage</b>	<b>Operating Millage</b>	<b>Debt Service Millage</b>	<b>Total School Millage</b>	<b>Public Library</b>	<b>Children's Trust</b>	<b>South Florida</b>		<b>Florida Inland Navigation District</b>	<b>Total State and Other Millage</b>	<b>Total Direct &amp; Overlapping Rates</b>
	<b>Operating Millage</b>	<b>Total Town</b>												<b>Water Management District</b>	<b>Environmental Projects</b>			
<b>2016</b>	2.3518	2.3518	4.6669	0.4500	5.1169	2.4207	0.0090	2.4297	7.4130	0.1990	7.6120	0.2840	0.5000	0.1459	0.0506	0.0320	1.0125	18.5229
<b>2017</b>	2.3353	2.3353	4.6669	0.4000	5.0669	2.4207	0.0080	2.4287	7.1380	0.1840	7.3220	0.2840	0.5000	0.1359	0.0471	0.0320	0.9990	18.1519
<b>2018</b>	2.3127	2.3127	4.6669	0.4644	5.1313	2.4207	0.0080	2.4287	6.5040	0.2290	6.7330	0.2840	0.4415	0.2519	0.0417	0.0320	1.0511	17.6568
<b>2019</b>	2.3127	2.3127	4.6669	0.4780	5.1449	2.4207	0.0000	2.4207	7.0250	0.1230	7.1480	0.2840	0.4680	0.2398	0.0397	0.0320	1.0635	18.0898
<b>2020</b>	2.3127	2.3127	4.6669	0.4780	5.1449	2.4207	0.0000	2.4207	6.9360	0.1930	7.1290	0.2840	0.4507	0.2295	0.0380	0.0320	1.0342	18.0415
<b>2021</b>	2.3127	2.3127	4.6669	0.5075	5.1744	2.4207	0.0000	2.4207	6.8290	0.1800	7.0090	0.2840	0.5000	0.2207	0.0365	0.0320	1.0732	17.9900
<b>2022</b>	2.2664	2.2664	4.6202	0.4853	5.1055	2.3965	0.0000	2.3965	6.4240	0.1650	6.5890	0.2812	0.5000	0.1974	0.0327	0.0320	1.0433	17.4007
<b>2023</b>	2.0732	2.0732	4.5740	0.4355	5.0095	2.3965	0.0000	2.3965	6.5660	0.1330	6.6990	0.2812	0.5000	0.1974	0.0327	0.0288	1.0401	17.2183
<b>2024</b>	2.0732	2.0732	4.5740	0.4271	5.0011	2.3965	0.0000	2.3965	6.4680	0.1340	6.6020	0.2812	0.5000	0.0948	0.0327	0.0288	0.9375	17.0103
<b>2025</b>	2.1577	2.1577	4.5740	0.4171	4.9911	2.3965	0.0000	2.3965	5.4990	0.1340	5.6330	0.2812	0.4638	0.0948	0.0327	0.0270	0.8995	16.0778

Source: Miami-Dade County, Finance Department, Tax Collector's Division.

**TOWN OF MIAMI LAKES, FLORIDA**  
 REVENUE CAPACITY  
 PRINCIPAL PROPERTY TAX PAYERS  
 CURRENT YEAR AND TEN YEARS AGO  
 (IN THOUSANDS)

2025				2016			
<u>Taxpayer</u>	Taxable Assessed Value (in thousands)	Rank	Percentage of Total Town Taxable Assessed Value		Taxable Assessed Value (in thousands)	Rank	Percentage of Total Town Taxable Assessed Value
THE GRAHAM COMPANIES	\$ 963,558	1	18.38%	THE GRAHAM COMPANIES	\$ 347,565	1	12.51%
CATERPILLAR INC.	52,422	2	1.00%	SENGRA DEVELOPMENT CORP	113,378	2	4.08%
FLORIDA POWER & LIGHT COMPANY	49,608	3	0.95%	CATERPILLAR TRACTOR CO	23,726	3	0.85%
CORDIS US CORP	36,607	4	0.70%	PROPERTY TAX PSX/JB	23,402	4	0.84%
ROYAL OAKS PLAZA INC	28,005	5	0.53%	ROYAL OAKS PLAZA INC	20,400	5	0.73%
BSREP III 60th AVENUE, LLC.	22,926	6	0.44%	CORDIS CORPORATION	20,319	6	0.73%
CFFI MIAMI LAKES, LLC.	20,596	7	0.39%	MIAMI LAKES COUNTRY CLUB INC	19,420	7	0.70%
MIAMI LAKES CENTER, LLC.	19,800	8	0.38%	CAP EAST ASSOCIATES	19,342	8	0.70%
ICON EX MIAMI LAKES OWNER POOL 5	19,238	9	0.37%	MIAMI LAKES AM LLC	12,046	9	0.43%
HUNDREDFOLD HOLDING 7900, LLC.	18,200	10	0.35%	COSTCO WHOLESALE CORP	11,880	10	0.43%
<b>Total</b>	<b><u>1,230,960</u></b>		<b><u>23.48%</u></b>	<b>Total</b>	<b><u>611,478</u></b>		<b><u>22.00%</u></b>
<b>Total Taxable Assessed Value (in thousands)</b>	<b>\$ 5,242,062</b>			<b>Total Taxable Assessed Value (in thousands)</b>	<b>\$ 2,779,313</b>		

Source: Miami-Dade County Property Appraiser

**TOWN OF MIAMI LAKES, FLORIDA**  
 REVENUE CAPACITY  
 PROPERTY TAX LEVIES AND COLLECTIONS  
 LAST TEN FISCAL YEARAS  
 (IN THOUSANDS)

Fiscal Year ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections To Date	
		Net Amount Levied	Percentage of Levy		Amount	Percentage of Levy
2016	6,329	5,872	92.78%	95	5,967	94.28%
2017	6,607	6,164	93.29%	103	6,267	94.85%
2018	7,046	6,601	93.69%	152	6,753	95.84%
2019	7,433	6,980	93.90%	169	7,148	96.17%
2020	7,784	7,244	93.06%	174	7,418	95.30%
2021	8,411	7,777	92.46%	164	7,941	94.41%
2022	8,713	8,243	94.61%	141	8,384	96.23%
2023	9,554	8,807	92.18%	214	9,021	94.42%
2024	9,361	8,992	96.06%	162	9,154	97.79%
2025	10,142	9,587	94.53%	216	9,803	96.66%

Source: Miami-Dade County Property Tax Collector

**TOWN OF MIAMI LAKES, FLORIDA**  
DEBT CAPACITY  
OUTSTANDING DEBT BY TYPE  
LAST TEN FISCAL YEARS

Fiscal Year	Government Activities				Business-Type Activities				Debt Coverage					
	Government Activities Notes Payable	Special Obligation Bonds Payable, Series 2010	Improvement Special Obligation Loan Payable	Quality Neighborhood Improvement Program (QNIP) Roadway	Stormwater Utility Revenue Bonds	Stormwater Revenue Bond Series 2021	Other Obligations	Total Primary Government	Population	Per Capita Personal Income	Percentage of Personal Income	Debt Per Capita	Pledged Revenue	Coverage
2016	-	7,296,552	-	1,006,155	449,760	-	-	8,752,467	30,456	28,888	0.99%	287.38	2,833,279	5.17
2017	-	7,297,932	-	901,175	403,886	-	130,662	8,733,655	30,873	31,020	0.91%	282.89	2,924,957	5.33
2018	-	7,299,312	-	750,330	354,446	-	116,144	8,520,232	31,087	33,074	0.83%	274.08	2,965,913	5.41
2019	-	7,300,692	-	703,723	302,486	-	101,626	8,408,527	31,628	35,026	0.76%	265.86	3,076,152	5.61
2020	-	6,922,072	-	564,421	248,006	-	87,108	7,821,607	31,367	38,295	0.65%	249.36	3,109,645	3.40
2021	-	6,723,452	-	424,402	190,766	18,725,636	72,590	26,136,846	31,689	35,618	2.32%	824.79	3,129,793	4.38
2022	-	6,514,832	-	283,661	79,909	18,448,115	58,072	25,384,589	30,741	44,350	1.86%	825.76	3,342,419	4.71
2023	-	6,296,212	-	142,203	40,911	18,135,594	43,554	24,658,474	30,830	44,829	1.78%	799.82	3,815,867	5.41
2024	1,000,000	6,067,592	-	-	-	17,813,073	29,036	24,909,701	31,238	47,600	1.68%	797.42	3,962,903	5.67
2025	500,000	5,828,972	-	-	-	17,410,552	14,518	23,754,042	33,247	50,014	1.43%	714.47	4,085,592	5.90

Note: Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

**TOWN OF MIAMI LAKES, FLORIDA**  
DEBT CAPACITY  
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT  
SEPTEMBER 30, 2025

<u>Jurisdiction</u>	<u>Net Debt Outstanding</u>	<u>% of Debt Applied to Miami Lakes (1)</u>	<u>Amount of Debt Applied to Miami Lakes</u>
Miami-Dade County Schools (2)	\$ 1,098,750,000	0.0102	\$ 11,241,728
Miami-Dade County (3)	2,478,235,000	0.0102	25,355,762
Sub-total overlapping debt	<u>3,576,985,000</u>		<u>36,597,490</u>
Town of Miami Lakes direct debt	6,328,972	100.00%	6,328,972
Total direct and overlapping debt	<u>\$ 3,583,313,972</u>		<u>\$ 42,926,462</u>

Sources:

- (1) The percentage of overlapping debt applicable is estimated using taxable property values. Applicable percentages were estimated by determining the portion of the County's taxable property value that is within the Town's boundaries and dividing it by the County's total taxable property value.
- (2) Miami-Dade County Public Schools, Finance Department (Bonds Payable)
- (3) Miami-Dade County, Finance Department (General Obligation Bonds)

**TOWN OF MIAMI LAKES, FLORIDA**  
 DEMOGRAPHIC AND ECONOMIC INFORMATION  
 DEMOGRAPHIC AND ECONOMIC STATISTICS  
 LAST TEN CALENDAR YEARS

<b>Calendar Year</b>	<b>Population</b>	<b>Median Household Income (\$)</b>	<b>Total Personal Income (in 000's)</b>	<b>Unemployment Rate</b>	<b>Per Capita Personal Income</b>	<b>Median Age</b>	<b>School Enrollment</b>
2016	30,456	66,601	879,813	5.10%	28,888	39	8,082
2017	30,873	72,225	957,680	3.90%	31,020	38	8,077
2018	31,087	72,545	1,028,171	3.60%	33,074	39	8,222
2019	31,628	73,527	1,107,802	2.70%	35,026	39	8,465
2020	31,367	75,762	1,201,199	8.60%	38,295	39	8,465
2021	31,689	77,900	1,128,699	3.10%	35,618	41	8,501
2022	30,741	88,810	1,363,363	1.70%	44,350	41	8,440
2023	30,830	90,339	1,363,100	1.90%	44,829	42	8,145
2024	31,238	97,255	1,649,631	2.10%	47,600	43	8,465
2025	33,247	106,556	1,795,867	2.40%	50,014	43	9,049

Sources:

Per Capita and Median Household Income information provided by U.S. Bureau of the Census.

Unemployment rate data provided by the U.S. Bureau of the Census or derived from Local Area Unemployment Statistics.

Population information provided by the U.S. Bureau of the Census or Florida's Bureau of Economic and Business Research (BEBR).

Note:

(1) Information unavailable at this moment.

**TOWN OF MIAMI LAKES, FLORIDA**  
 DEMOGRAPHIC AND ECONOMIC INFORMATION  
 PRINCIPAL EMPLOYERS  
 CURRENT AND TEN YEARS AGO

Employer	2025			2016		
	Employees	Rank	Percentage of Total Town Employment	Employees	Rank	Percentage of Total Town Employment
MIAMI-DADE PUBLIC SCHOOLS	985	1	5.39%	N/A	N/A	N/A
BANK UNITED	650	2	3.55%	564	2	2.85%
INKTEL CONTACT CENTER SOLUTIONS	560	3	3.06%	788	1	3.98%
MIAMI LAKES AUTOMALL	380	4	2.08%	N/A	N/A	N/A
THE GRAHAM COMPANIES (ML)	350	5	1.91%	457	4	2.31%
SOCIAL SERVICE COORDINATORS, INC.	350	6	1.91%	N/A	N/A	N/A
COSTCO	300	7	1.64%	N/A	N/A	N/A
CORDIS COMP.	300	8	1.64%	505	3	2.55%
PUBLIX SUPER MARKETS #1129	150	9	0.82%	201	8	1.01%
SCHERING CORP.	135	10	0.74%	N/A	N/A	N/A
CATERPILLAR	120	11	0.66%	220	6	1.11%
NUTRIFORCE NUTRITION	N/A	N/A	N/A	375	5	1.89%
WALGREENS	N/A	N/A	N/A	202	7	1.02%
ISACO INT. CORP.	N/A	N/A	N/A	200	9	1.01%
	4,280		23.41%	3,512		17.73%
Total Employed	18,286			19,803		

Note (1) U.S. Census Bureau, Selected Economic Characteristics 2008-2011 American Community Survey

Note (2) U.S. Census Bureau - Census 2000 Summary

Note (a) Information unavailable

**Total Employed** is based on the labor force population of the Town - Used 2025 Miami Lakes Unemployment Resource in the month of October for Total Employed Figure

**TOWN OF MIAMI LAKES, FLORIDA**  
 OPERATING INFORMATION  
 FULL-TIME EQUIVALENT TOWN EMPLOYEES BY FUNCTION/PROGRAM  
 LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Town Clerk's Office	1	1	1	1	1	1	1	1	1	1
Town Administration	14	17	12	15	15	14	14	14	14	15
Building Department	9	10	10	12	13	13	11	11	9	12
Planning, Code Compliance and Development	4	8	3	4	3	3	4	4	4	4
Parks/Recreation and Community Affairs	8	8	11	12	13	12	12	12	12	12
Public Works, Stormwater, Facilities & Transit	4	4	6	6	7	7	7	9	9	10
<b>Total</b>	<b>40</b>	<b>48</b>	<b>43</b>	<b>50</b>	<b>52</b>	<b>50</b>	<b>49</b>	<b>51</b>	<b>49</b>	<b>54</b>

Source: Town of Miami Lakes, Florida Adopted Budget (various years).

**TOWN OF MIAMI LAKES, FLORIDA**  
 OPERATING INFORMATION  
 OPERATING INDICATORS BY FUNCTION / PROGRAM  
 LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b><u>General Government</u></b>										
Building permits issued	909	4,622	3,598	4,108	3,269	2,974	2,615	2,812	2,703	3,118
Business Tax Receipts	1,483	1,422	1,328	1,372	1,156	1,318	1,953	1,286	1,532	1,295
<b><u>Police</u></b>										
Physical arrests	148	177	121	140	63	70	68	87	59	86
<b><u>Culture and Recreation</u></b>										
Summer camp participants - per week	135	135	225	201	30	59	83	114	106	95
Community programs - per year	51	73	66	67	53	55	51	63	60	60
Special events - per year	65	97	202	165	54	54	77	72	76	69
<b><u>Stormwater Utility</u></b>										
Stormwater system linear feet cleaned	28,602	32,312	37,733	37,999	23,642	17,155	18,541	28,421	22,715	43,742
Number of Stormwater drains cleaned	429	536	706	617	408	291	366	498	408	692
<b><u>Public Works</u></b>										
Road miles (maintained)	77	77	77	77	77	77	77	77	77	77
Street lights (maintained)	915	915	915	915	915	915	915	915	915	915

Sources: Various Town departments and Miami-Dade County Police Department

**TOWN OF MIAMI LAKES, FLORIDA**  
 OPERATING INFORMATION  
 CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM  
 LAST TEN FISCAL YEARS

	2016	2017	2018	2019	Fiscal Year		2022	2023	2024	2025
					2020	2021				
<u>Police (4)</u>										
Police Personnel	49	46	47	51	49	51	51	51	51	51
<u>Culture and Recreation (3)</u>										
Number of parks	101	102	102	102	102	102	102	102	102	102
Park acreage	127.17	127.24	127.24	127.24	127.24	127.24	127.24	127.24	127.24	127.24
Community center	3	4	4	4	4	4	4	4	4	4
<u>Stormwater Drainage (1)</u>										
Stormwater system - linear feet	98,835	98,914	104,700	110,498	114,810	123,067	125,694	125,694	152,730	152,730
Stormwater drains - catchbasins & manholes	1,376	1,377	1,396	1,505	1,564	1,666	1,706	1,706	1,996	1,996
<u>Public Works (2)</u>										
Road miles	77	77	77	77	77	77	77	77	77	77
Street lights	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047

- (1) Town of Miami Lakes, Stormwater Master Plan Update and GIS analysis performed in fiscal year 2019.
- (2) Public Works annual state report on road miles, streetlights from Florida Power & Light. Street lights reflect corrections made after an audit with FP & L.
- (3) Town of Miami Lakes Parks Department
- (4) Miami-Dade Police Department (represents total units 24 hours, 7 days)

**TOWN OF MIAMI LAKES, FLORIDA**  
 MISCELLANEOUS INFORMATION  
 INSURANCE IN FORCE

Type of Coverage	Insurer	Policy Period	Premium
Property (includes Crime)	Public Risk Management of Florida	10/1/2024 - 09/30/2025	\$ 114,306
General Liability (includes Excess Liability)	Public Risk Management of Florida	10/1/2024 - 09/30/2025	126,929
Public Officials & Employment Practices Liability	Public Risk Management of Florida	10/1/2024 - 09/30/2025	85,307
Automobile Insurance	Public Risk Management of Florida	10/1/2024 - 09/30/2025	18,491
Workers Compensation	Public Risk Management of Florida	10/1/2024 - 09/30/2025	22,357
Generator Fuel Storage Tanks	Public Risk Management of Florida	10/1/2024 - 09/30/2025	673
Cyber Liability	Public Risk Management of Florida	10/1/2024 - 09/30/2025	17,220
Boiler & Machinery	Public Risk Management of Florida	10/1/2024 - 09/30/2025	-
	<b>Total Policies</b>		<b><u>\$ 385,282</u></b>



**COMPLIANCE SECTION**



**INDEPENDENT AUDITORS’ 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***

To the Honorable Mayor, Town Council and Town Manager  
Town of Miami Lakes, 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, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town of Miami Lakes, Florida (the “Town”), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town’s basic financial statements, and have issued our report thereon dated March 27, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town’s internal control over financial reporting (internal control) to determine the 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 Town’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Town’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 may exist that have not been identified.

**Report on Compliance and Other Matters**

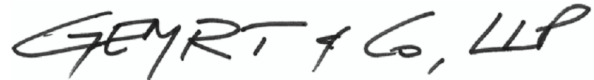
As part of obtaining reasonable assurance about whether the Town’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

GARCIA, ESPINOSA, MIYARES, RODRIGUEZ, TRUEBA & CO., LLP  
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

2600 Douglas Road, Suite 800 Coral Gables, FL 33134 | P 305 529 5440 | F 305 529 5441 | www.gemrtcpa.com

### **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 Town'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.

Handwritten signature in black ink that reads "GEMRT & Co, LLP". The letters are cursive and somewhat stylized.

Coral Gables, Florida  
March 27, 2026



**MANAGEMENT LETTER REQUIRED BY SECTION 10.550 OF THE RULES OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Honorable Mayor, Town Council and Town Manager  
Town of Miami Lakes, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Town of Miami Lakes, Florida (the “Town”), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 27, 2026.

**Auditors’ 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, the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditors’ Report 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*; Independent Auditor’s Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants’ Report 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 and schedule, which are dated March 27, 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 findings or recommendations made in the preceding annual 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 Town was established pursuant to the constitution of the State of Florida, Home Rule Charter of Miami-Dade County, Article 5, Section 5.05. There were no component units related to the Town.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Town met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Town 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 for the Town. The assessment was completed as of the fiscal year end. It is management’s responsibility to monitor the Town’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 recommendations.

**Property Assessed Clean Energy (PACE) Program**

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Town’s geographical boundaries during the fiscal year under audit. There was a PACE Program operating within the Town’s geographical boundaries during the fiscal year under audit.

As required by Section 10.554(1)(i)6.b., Rules of the Auditor General, if a PACE program was operating within the geographical areas of the Town, below is a list of all program administrators and third-party administrators that administered the program.

As required by Section 10.554(1)(i)6.c., Rules of the Auditor General, if a PACE program was operating within the geographical areas of the Town, the full names and contact information of each such program administrator and third-party administrator are provided below.

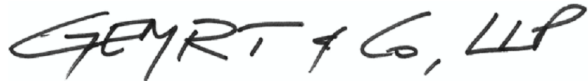
Type of Administrator	Entity Name	Contact Information		
		Name	Title	Email/Phone No.
Program	Florida Pace Funding Agency	Mike Moran	Executive Director	850-400-7883
Program	Florida Green Finance Authority	Mitty Barnard	Associate Attorney	<a href="mailto:mittym@dvslawteam.com">mittym@dvslawteam.com</a>
Program	Florida Resiliency and Energy District (FRED)	William "Bill" F. Spivey Jr.	Executive Director	<a href="mailto:vspivey@fdcbonds.com">vspivey@fdcbonds.com</a>
Third Party	Florida Development Finance Corporation			
Third Party	FortiFi Financial	Chris Peterson	Senior Vice President	<a href="mailto:cpeterson@fortifi.com">cpeterson@fortifi.com</a>
Third Party	Home Run Financing	Rachel Hobbs	VP Markey Development	844-873-7223
Third Party	Renew Financial Group, LLC	Jenny Rojo Suarez	FL Regional Director	<a href="mailto:jrojosuarez@renewfinancial.com">jrojosuarez@renewfinancial.com</a>

**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 warrants the attention of those charged with governance. In connection with our audit, we did not note 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, State and other granting agencies, members of the Town Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "GEMRT & Co, LLP". The letters are written in a cursive, slightly slanted style.

Coral Gables, Florida  
March 27, 2026



**INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415,  
FLORIDA STATUTES, IN ACCORDANCE WITH CHAPTER 10.550, RULES OF THE AUDITOR  
GENERAL OF THE STATE OF FLORIDA**

To the Honorable Mayor, Town Council and Town Manager  
Town of Miami Lakes, Florida

We have examined the Town of Miami Lakes, Florida's (the "Town") compliance with the requirements of Section 218.415, Florida Statutes, during the period of October 1, 2024 to September 30, 2025. Management of the Town is responsible for the Town's compliance with the specified requirements. Our responsibility is to express an opinion on the Town's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Town complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Town 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.

Our examination does not provide a legal determination on the Town's compliance with specified requirements. In our opinion, the Town complied, in all material respects, with the requirements of Section 218.415 Florida Statutes during the period of October 1, 2024 to September 30, 2025.

This report is intended solely for the information and use of Town management, members of the Town Council, others within the Town, and the Auditor General of the State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "GENVRT &amp; Co, LLP". The signature is stylized and appears to be written in a cursive or semi-cursive script.

Coral Gables, Florida  
March 27, 2026

GARCIA, ESPINOSA, MIYARES, RODRIGUEZ, TRUEBA & CO., LLP  
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS  
2600 Douglas Road, Suite 800 Coral Gables, FL 33134 | P 305 529 5440 | F 305 529 5441 | www.gemrtcpa.com



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor, Town Council and Town Manager  
Town of Miami Lakes, Florida

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Town of Miami Lakes, Florida's (the "Town") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Town's major Federal programs for the fiscal year ended September 30, 2025. The Town's major Federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance 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 the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

## ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Town's federal programs.

## ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program and as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## **Report on Internal Control over Compliance**

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in

internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Handwritten signature in black ink that reads "GEMRT & Co, LLP". The letters are cursive and somewhat stylized.

Coral Gables, Florida  
March 27, 2026

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Federal Agency Pass-Through Entity Federal Program	Assistance Listing Number	Contract/ Grant Number	Expenditures
<b><u>FEDERAL AGENCY NAME</u></b>			
<b>U.S. Department of Housing and Urban Development</b>			
Economic Development Initiative, Community Project Funding, and Miscellaneous Grants	14.251	B-23-CP-FL-0392	\$ 541,726
<i>Pass through Florida Department of Economic Opportunity</i> Community Development Block Grants	14.228	I0143	27,828
<b>Total U.S. Department of Housing and Urban Development</b>			<u>569,554</u>
<b>U.S. Department of Justice</b>			
<i>Pass through Florida Department of Law Enforcement</i> Edward Bryne Memorial Justice Assistance Grant	16.738	6N110/15PBJA-23-GG-02972-MUMU	4,956
<b>U.S. Department of Treasury</b>			
<i>Pass through Florida Department of Emergency Management</i> American Rescue Plan Act - Coronavirus State and Local Fiscal Recovery Funds Program	21.027	Y5213	8,196,801
<b>U.S. Department of Transportation</b>			
Safe Streets and Roads for All	20.939	693.TJ32440502	120,208
<i>Pass through Florida Department of Transportation</i> Federal-Aid Highway Program	20.205	AH0849-1-58-01	541,274
<b>Total U.S. Department of Transportation</b>			<u>661,482</u>
<b>U.S. Department of Homeland Security</b>			
<i>Pass through Florida Department of Emergency Management</i> Flood Mitigation Assistance	97.029	B0166	525,580
<b>Total Expenditures for Federal Awards</b>			<u>\$ 9,958,373</u>

The accompanying notes are an integral part of this schedule

**TOWN OF MIAMI LAKES, FLORIDA**  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FISCAL YEAR ENDED SEPTEMBER 30, 2025

**NOTE 1 – GENERAL**

The accompanying schedule of expenditures of federal awards (the “schedule”) includes the federal grant activity of the Town of Miami Lakes for the fiscal year ended September 30, 2025. For purposes of this schedule, federal awards include federal assistance received directly from a federal agency, as well as federal funds received indirectly by the Town from state and non-state organizations.

**NOTE 2 – BASIS OF PRESENTATION**

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements of the Town.

The expenditures in the accompanying schedule are presented using the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the Town becomes obligated for a payment as a result of the receipt of the related goods or services.

**NOTE 3 – CONTINGENCY**

The grant revenues received by the Town are subject to review by grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. If any expenditures are disallowed by grantor agencies as a result of such an audit, any claim for reimbursement to the grantor agencies would become a liability of the Town. In the opinion of management, all grant expenditures are in compliance with the terms of the grant agreements and applicable federal laws and regulations.

**NOTE 4 – INDIRECT COST RATE**

The Town has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**TOWN OF MIAMI LAKES, FLORIDA**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FISCAL YEAR ENDED SEPTEMBER 30, 2025**

**SECTION I – SUMMARY OF AUDITORS’ RESULTS**

**Financial Statements**

Type of auditors’ report issued whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
Material weaknesses identified?	No
Significant deficiencies identified?	None reported
Noncompliance material to financial statements noted?	No

**Federal Awards**

Internal control over major Federal program:	
Material weaknesses identified?	No
Significant deficiencies identified?	None reported
Type of auditors’ report issued on compliance for major Federal program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with CFR 200.516(a)?	No
Identification of major Federal program:	
<u>Federal Program</u>	<u>Federal ALN</u>
Coronavirus State and Local Fiscal Recovery Funds Program	21.027
Dollar threshold used to distinguish between Type A and Type B Federal programs:	<u>\$1,000,000</u>
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	No

**SECTION II – FINDINGS - FINANCIAL STATEMENTS**

None.

**SECTION III – FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL PROGRAM**

None.

**SECTION IV – OTHER ISSUES**

No Summary Schedule of Prior Audit Findings is required because there were no prior audit findings related to Federal programs.

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Kay Grant, who being duly sworn, deposes and says on oath that:

- 1. I am the Chief Financial Officer of the Town of Miami Lakes which is a local governmental entity of the State of Florida;
- 2. The governing body of the Town of Miami Lakes entered into a contract with Miami-Dade County which authorized the Town of Miami Lakes to receive and expend proceeds of an impact fee implemented by Miami-Dade County adopted through Ordinances 90-31 and 90-59 implementing impact fees; and
- 3. The Town of Miami Lakes has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

*[Handwritten signature of Kay Grant]*

Kay Grant, Chief Financial Officer  
Town of Miami Lakes

STATE OF FLORIDA  
COUNTY OF Miami-Dade

SWORN TO AND SUBSCRIBED before me this 27th day of MARCH, 2026.



Maria Knips  
Comm.: HH 601120  
Expires: Oct. 7, 2028  
Notary Public - State of Florida

*[Handwritten signature of Maria Knips]*

NOTARY PUBLIC  
Print Name MARIA KNIPS

Personally known  or produced identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_

My Commission Expires:

OCT. 7, 2028