



MIAMI-DADE COUNTY, FLORIDA General Obligations of Miami-Dade County

SECURITY AND SOURCES OF PAYMENT ON GENERAL OBLIGATION BONDS

General Obligation Pledge

General Obligation Bonds are general obligations of the County and are payable from unlimited ad valorem taxes on all taxable real and tangible personal property within the County (excluding exempt property as required by Florida law). The full faith, credit and taxing power of the County are irrevocably pledged for the prompt payment of both principal of and interest on the Bonds as they become due and payable. Pursuant to the Florida Constitution, there is no limit on the amount of ad valorem taxes a county may levy for the payment of General Obligation Bonds.

In a special County-wide election held by the County on November 2, 2004, its voters approved eight general obligation bond questions in the aggregate principal amount of \$2,925,750,000 ("Building Better Communities Bonds"). The Building Better Communities Bonds will be issued to pay a portion of the cost of construction and improving water, sewer and flood control systems; park and recreational facilities; bridges, public infrastructure and neighborhood improvements; public safety facilities, emergency and health care facilities; public services and outreach facilities; housing for the elderly and families; and cultural, library and multicultural educational facilities, all located within the County. The County anticipates issuing the Building Better Communities Bonds in various series over the next **four (4)** years. As of September 30, 2022, the County has issued \$2,222,285,000 under the Building Better Communities Program.

On November 5, 2013, County voters approved the issuance of general obligation bonds in a principal amount not to exceed \$830,000,000 (Public Health Trust Program). The Public Health Trust Program Bonds were issued to fund modernization, improvement and equipping of the Jackson Health System's facilities located throughout the County, including, but not limited to, emergency rooms, a children's ambulatory pavilion and urgent care centers. As of September 30, 2021, all the bonds have been issued under the Public Health Trust Program.

MIAMI-DADE COUNTY, FLORIDA REVENUE CAPACITY

ACTUAL VALUE AND ASSESSED VALUE OF TAXABLE PROPERTY (Unaudited)

LAST TEN FISCAL YEARS

(in thousands)

Total Actual

Fiscal Year	Real Property			_	and Assessed	Total				
_				Personal Property				Personal Property		
		Commercial /		/ Centrally		Real Property -	Real Property -	/ Centrally		
Ended	Residential	Industrial	Government /	Assessed	Value of Taxable	Amendment 10	Other	Assessed	Taxable	Total Direct
September 30,	Property	Property	Institutional	Property	Property	Excluded Value ^b	Exemptions	Property	Assessed Value	Tax Rate
2013	160,175,268	56,439,801	23,527,174	15,572,148	255,714,390	13,507,069	52,941,254	5,334,992	183,931,076	7.135
2014	168,994,844	57,759,674	23,096,629	17,238,830	267,089,978	14,756,461	55,380,823	5,555,738	191,396,956	7.256
2015	196,063,548	61,020,542	24,451,075	18,050,702	299,585,867	25,683,760	62,359,146	5,676,420	205,866,541	7.316
2016	225,419,272	68,407,631	26,216,817	18,447,758	338,491,478	36,988,381	70,316,704	5,659,546	225,526,848	7.283
2017	251,922,449	74,772,583	28,085,673	18,992,073	373,772,777	46,537,562	74,497,769	5,705,672	247,031,774	7.209
2018	268,024,739	81,589,778	29,629,048	19,489,946	398,733,512	50,050,209	74,238,845	5,819,653	268,624,804	7.198
2019	280,291,822	87,286,260	30,206,220	20,145,146	417,929,448	51,811,573	74,785,838	5,947,123	285,384,915	7.264
2020	288,830,204	93,489,643	30,739,343	21,558,602	434,617,793	50,682,429	74,389,035	6,000,159	303,546,169	7.283
2021	296,927,807	97,142,940	31,525,292	18,011,248	443,607,287	49,129,880	73,726,215	2,395,609	318,355,584	7.282
2022 ^c	311,915,883	99,493,699	32,292,331	18,934,714	462,636,627	52,349,149	74,326,443	2,506,977	333,454,057	7.328

NOTE: Property in the County 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.

⁽a) Exemptions for real property include: \$25,000 homestead exemption; an additional \$25,000 homestead exemption (excluding School Board taxes) in FY 2009; widows/widowers exemption; governmental exemption; disability/blind age 65 and older exemption; institutional exemption; economic development exemption; and other exemptions as allowed by law.

⁽b) Amendment 10 was an amendment to the Florida Constitution in 1992 which capped the assessed value of properties with homestead exemption to increases of 3% per year or the Consumer Price Index, whichever is less (193.155, F.S.) (Commonly referred to as the "Save Our Homes Provisions").

⁽c) Total actual and assessed values for FY2022 reflect the Final 2021 Tax Roll certified on June 29, 2022.

MIAMI-DADE COUNTY, FLORIDA REVENUE CAPACITY

PROPERTY TAX LEVIES AND COLLECTIONS (Unaudited) LAST TEN FISCAL YEARS

(in thousands)

				Collected Within	n the Fiscal Year						
				of the	e Levy		Total Collections to Date				
Fiscal Year Ended	First Certification Taxes Levied for	Adjustment to	Final Certification Taxes Levied for	Amount	Percentage of	Collections in Subsequent	Amount	Percentage of Levy			
September 30,	the Fiscal Year	Tax Roll ^(a)	the Fiscal Year	Collected	Levy (%)	Years (b)	Collected (b)	(%) ^(b)			
2013 ^(b)	1,358,240	46,070	1,312,170	1,279,630	97.52%	(10,550)	1,269,080	96.72%			
2014	1,423,800	34,959	1,388,841	1,356,782	97.69%	(13,993)	1,342,789	94.31%			
2015	1,537,869	32,242	1,505,627	1,468,415	97.53%	(11,874)	1,456,541	94.71%			
2016	1,673,606	31,130	1,642,476	1,584,175	96.45%	2,185	1,586,360	96.58%			
2017 ^(e)	1,803,918	23,011	1,780,908	1,716,727	96.40%	4,677	1,721,404	96.66%			
2018 ^(f)	1,958,887	25,272	1,933,615	1,861,638	96.28%	7,656	1,869,294	96.67%			
2019 ^(g)	2,106,081	32,862	2,073,220	2,002,756	96.60%	1,494	2,004,250	96.67%			
2020 ^(h)	2,243,374	32,722	2,210,652	2,132,438	96.46%	, -	2,132,438	96.46%			
2021 ⁽ⁱ⁾	2,357,689	39,244	2,318,445	2,237,041	96.49%		2,237,041	96.49%			
2022 ^(j)	2,476,583	33,384	2,443,199	2,356,867	96.47%		2,356,867	96.47%			

Source: Miami-Dade County Finance Department-Tax Collector Division and Miami-Dade County Office of the Property Appraiser

Notes:

Tax notices are mailed on or before November 1 of each year with the following discounts allowed:

- 4% if paid in November
- 3% if paid in December
- 2% if paid in January
- 1% if paid in February
- If paid in March, no discount applies.

Taxes are delinquent in April.

⁽a) Adjustments to the tax roll are made by the Miami-Dade County Property Appraiser and Value Adjustment Board.

⁽b) Prior to FY 2012 VAB petitioners were not required to pay their property taxes until the VAB hearing was completed. Due to the historically high volume of VAB appeals, the hearings overlapped two fiscal years before payment was required. Prior to FY 2012 "Collections in Subsequent Years" reflect collections of VAB appealed accounts received in the subsequent fiscal year. Beginning in FY 2012 (2011 Tax Roll) statutory change required that no less than 75% of ad valorem tax be paid by corrections the tax delinquency date of April 1st before a VAB appeal could be heard. And, if taxes were paid in full, any tax refund resulting from a VAB correction issued after April 1 also requires interest to be paid at 1% per month accruing from April 1 to resolution on the refunded amount. Thus, more collections occur within the fiscal year of levy and subsequent year collection reflects reductions to collection due to VAB and PA corrections as well as interest paid on VAB.

⁽e) Taxes levied in FY 2017 were adjusted to reflect the Final 2016 Certified Tax Roll in June 22, 2017.

^(f) Taxes levied in FY 2018 were adjusted to reflect the Final 2017 Certified Tax Roll in June 26, 2018.

⁽⁹⁾ Taxes levied in FY 2019 were adjusted to reflect the Final 2018 Certified Tax Roll in June 28, 2019.

^(h) Taxes levied in FY 2020 were adjusted to reflect the Final 2019 Certified Tax Roll in June 29, 2020.

⁽ⁱ⁾ Taxes levied in FY 2021 were adjusted to reflect the Final 2020 Certified Tax Roll in June 29, 2021.

⁽ⁱ⁾ Taxes levied in FY 2022 were adjusted to reflect the Final 2021 Certified Tax Roll in June 29, 2022.

MIAMI-DADE COUNTY, FLORIDA REVENUE CAPACITY

PRINCIPAL PROPERTY TAX PAYERS (Unaudited) CURRENT YEAR AND TEN YEARS AGO

			2022		2013					
Taxpayer	Business or Use	Taxable Assessed Value (in thousands)	T Rank	Percent of Total Taxable Assessed Value		Taxable Assessed Value (in thousands)		Percent of Total Taxable Assessed Value		
Florida Power & Light Company	Utility	\$ 7,241,813	1	2.17%	\$	3,516,457	1	1.91%		
Aventura Mall Venture	Commerce	655,452	2	0.20%		435,558	2	0.24%		
The Graham Companies	Real Estate	628,687	3	0.19%		303,200	6	0.16%		
AT&T Florida	Utility	536,882	4	0.16%				0.00%		
Publix Super Markets Inc	Commerce	536,285	5	0.16%				0.00%		
SDG Dadeland Associates Inc.	Commerce	388,587	6	0.12%		321,750	4	0.17%		
Ponte Gadea Biscayne LLC	Real Estate	385,051	7	0.12%				0.00%		
Dolphin Mall Assoc LTD Partnership	Commerce	364,003	8	0.11%		255,771	8	0.14%		
TWJ 1101 LLC	Real Estate	336,517	9	0.10%				0.00%		
Fontainebleau Florida Hotel LLC	Hotels	279,137	10	0.08%		307,291	5	0.17%		
BellSouth Telecommunications, Inc.	Utility			0.00%		386,413	3	0.21%		
Tarmac America LLC	Commerce			0.00%		262,178	7	0.14%		
200 S Biscayne TIC LLC	Real Estate			0.00%		247,400	9	0.13%		
Teachers Insurance & Annuity	Real Estate		_	0.00%		224,810	10	0.12%		
Total		\$ 11,352,416		3.40%	\$	6,260,828		3.40%		
Total Net Assessed Real and Personal Property Value										
(in thousands) ^a		\$ 333,454,057			\$	183,931,076				

Source: Miami-Dade County Office of the Property Appraiser

Note:

Bonded Indebtedness, Various Debt Ratios and General Fund Summary

The following tables show the details of the County's general obligation bonds, principal and interest requirements of general obligation debt, and significant comparative ratios of debt to population and to the County's tax base.

In addition to the County's existing general obligation bonds, on November 4, 1986, the voters of the County approved the issuance of general obligation bonds in the principal amount of \$131,474,000 to finance capital improvements to the County's Water and Sewer System and to refund previously issued water and sewer system bonds; \$153,513,500 to finance capital improvements to the Port of Miami, which is owned and operated by the County, and to refund previously issued bonds for the Port of Miami; and \$247,500,000 to finance capital improvements to the County's airports and to refund previously issued bonds for the airports. Said general obligation bonds are payable first from revenues of the County's Water and Sewer System, the Port and the County's airports, respectively, and, to the extent such revenues are insufficient, from unlimited ad valorem taxes. Of the amounts approved by the voters, only the general obligation bonds in the amount of \$131,474,000 approved for the water and sewer system have not been issued to date.

^a For FY 2022 'Total Net Assessed Real and Personal Property Value' is estimated based on the Final Certified 2021 Tax Roll made on June 29, 2022.

General Obligation Bonds Outstanding⁽¹⁾⁽²⁾ as of September 30, 2022

Bonds Issued	Issue <u>Date</u>	Final Maturity <u>Date</u>	Original Principal <u>Amount</u>	Amount Outstanding
Parks Program:				
General Obligation Refunding Bonds, Series 2011B	05/26/11	11/01/26	\$ 37,945,000	\$ 12,305,000
General Obligation Refunding Bonds, Series 2015A	01/21/15	11/01/30	49,990,000	42,785,000
Building Better Communities Program:				
General Obligation Bonds, Series 2013A	05/07/15	07/01/33	175,085,000	124,755,000
General Obligation Bonds, Series 2014A (Fixed)	05/07/15	07/01/42	68,000,000	68,000,000
General Obligation Bonds, Series 2014-A	06/02/16	02/02/44	112,925,000	112,925,000
General Obligation Refunding Bonds, Series 2015B	01/21/15	07/01/35	230,215,000	215,885,000
General Obligation Bonds, Series 2015D	06/02/16	07/01/45	227,215,000	191,060,000
General Obligation Refunding Bonds, Series 2016A	05/11/16	07/01/38	339,375,000	297,820,000
General Obligation Bonds, Series 2016A	05/28/20	07/01/45	338,615,000	324,775,000
General Obligation Refunding Bonds, Series 2020A	06/24/20	07/01/39	32,660,000	30,450,000
General Obligation Refunding Bonds, Series 2020B	06/24/20	07/01/41	168,775,000	159,425,000
General Obligation Bonds, Series 2021A ⁽²⁾ (Drawdown)	07/21/21	07/01/51	200,000,000	92,000,000
Public Health Trust Program:				
General Obligation Bonds, Series 2015C	01/21/15	07/01/44	94,915,000	79,885,000
General Obligation Bonds, Series 2016A	09/11/18	07/01/46	191,260,000	176,225,000
General Obligation Bonds, Series 2018A	07/31/19	07/01/48	163,760,000	155,670,000
General Obligation Bonds, Series 2019A	02/04/21	07/01/49	154,540,000	150,845,000
General Obligation Bonds, Series 2021A	09/22/21	07/01/50	112,295,000	112,295,000

\$2,697,570,000 \$2,347,105,000

Total General Obligation Bonds (1)(2)

⁽¹⁾ Excludes the Aviation Double-Barreled General Obligation Refunding Bonds, Series 2020 (the "Series 2020 Bonds") issued in the amount of \$177,670,000, and currently outstanding in the amount of \$176,670,000. The Series 2020 Bonds refunded and redeemed all the Aviation General Obligation Bonds Series 2010 (the Series 2010 Bonds). The Series 2020 Bonds are first paid by the Aviation Department's "Net Available Airport Revenues". If at any time "Net Available Revenues" are insufficient to pay debt service on the Series 2020 Bonds, debt service will be payable from unlimited ad valorem taxes. (See "Aviation General Obligation Bonds, Series 2020" in the Aviation General Obligation Revenue Bonds section of Volume 2).

⁽²⁾ The balance in the amount outstanding column for the drawdown bonds reflect the amount the County has drawn against the original principal amount as of September 30, 2022.

Combined Debt Service Schedule

\$2,697,570,000 Miami-Dade County, Florida **General Obligation Bonds**

Parks Program Series 2011B and 2015A, Building Better Communities Series 2013A, 2014A, 2014A (Fixed), 2015B, 2015D, 2016A, 2016A (Fixed Rate), 2020A, 2020B, 2021A, Public Health Trust Series 2015C, 2016A, 2018A, 2019A, and 2021A

Fiscal Year Ending Sept. 30,	Principal		Interest		Total Debt Service		Outstanding Principal Balance	Percent Outstanding of Total Bonds Issued
2023	\$ 71,090,000	\$	108,733,291	\$	179,823,291	\$	2,384,015,000	88.38%
2024	74,625,000	Ψ	105,680,354	Ψ	180,305,354	Ψ	2,309,390,000	85.61
2025	78,505,000		102,273,771		180,778,771		2,230,885,000	82.70
2026	82,070,000		98,700,384		180,770,384		2,148,815,000	79.66
2027	85,900,000		94,869,765		180,769,765		2,062,915,000	76.47
2028	90,285,000		90,875,671		181,160,671		1,972,630,000	73.13
2029	96,145,000		86,638,696		182,783,696		1,876,485,000	69.56
2030	100,660,000		82,113,721		182,773,721		1,775,825,000	65.83
2031	104,950,000		77,823,421		182,773,421		1,670,875,000	61.94
2032	110,220,000		73,255,739		183,475,739		1,560,655,000	57.85
2033	115,060,000		68,418,219		183,478,219		1,445,595,000	53.59
2034	119,770,000		63,486,864		183,256,864		1,325,825,000	49.15
2035	124,915,000		58,333,295		183,248,295		1,200,910,000	44.52
2036	101,600,000		52,992,596		154,592,596		1,099,310,000	40.75
2037	106,045,000		48,554,345		154,599,345		993,265,000	36.82
2038	110,445,000		44,158,090		154,603,090		882,820,000	32.73
2039	86,790,000		39,589,275		126,379,275		796,030,000	29.51
2040	87,635,000		36,184,975		123,819,975		708,395,000	26.26
2041	91,290,000		32,526,738		123,816,738		617,105,000	22.88
2042	84,665,000		28,713,350		113,378,350		532,440,000	19.74
2043	88,345,000		25,024,950		113,369,950		444,095,000	16.46
2044	69,570,000		21,004,400		90,574,400		374,525,000	13.88
2045	67,165,000		17,938,500		85,103,500		307,360,000	11.39
2046	34,475,000		14,954,600		49,429,600		272,885,000	10.12
2047	24,535,000		13,397,300		37,932,300		248,350,000	9.21
2048	25,710,000		12,228,700		37,938,700		222,640,000	8.25
2049	16,100,000		11,003,700		27,103,700		206,540,000	7.66
2050	6,540,000		10,261,600		16,801,600		200,000,000	7.41
2051	200,000,000		10,000,000		210,000,000		-	-
Totals	\$ 2,455,105,000	\$	1,529,736,310	\$	3,984,841,310			

Notes:

(1) The 2051 maturity assumes the total amount authorized for the Drawdown Bonds (BBC-GOB at an

Ratio of Net General Obligation Bonded Debt to Net Assessed Property Value and Net General Obligation Bonded Debt per Capita Last Ten Fiscal Years

Fiscal Year Ended Sept. 30	Population (000's)	Net Assesed Property Value (000's)	Gross General Obligation Bonded Debt (000's) ⁽¹⁾	Less Sinking Fund (000's)	Net General Obligation Bonded Debt (000's)	Ratio of Net General Obligation Bonded Debt to Net Assessed Property Value	Net General Obligation Bonded Debt Per Capita
2013	2,565	183,931,076	1,223,586	-	1,223,586	0.0067	477.03
2014	2,586	191,396,956	1,403,116	-	1,403,116	0.0073	542.58
2015	2,607	205,866,541	1,528,306	-	1,528,306	0.0074	586.23
2016	2,713	230,036,394	1,597,781	-	1,597,781	0.0069	588.94
2017	2,703	250,390,065	1,700,151	-	1,700,151	0.0068	628.99
2018	2,732	268,624,804	1,837,515	-	1,837,515	0.0068	672.59
2019	2,812	285,384,915	2,070,235	-	2,070,235	0.0073	736.21
2020	2,762	303,546,169	2,113,415	-	2,113,415	0.0070	765.18
2021	2,732	318,355,583	2,350,765	-	2,350,765	0.0074	860.46
2022	2,758	333,454,057	2,347,105	-	2,347,105	0.0070	851.02

SOURCE: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research and Economic Analysis Section

Excludes the County's Aviation Double-Barreled General Obligation Bonds, Series 2020. See Volume 2

Aviation General Obligation.

General Fund Five Year Summary of Operations and Financial Position (Unaudited) for the Fiscal Year Ending September 30th, 2022 (in thousands)

		2018		<u>2019</u>		2020		2021		2022
REVENUES										
Taxes	\$	1,543,677	\$	1,633,110	\$	1,719,885	\$	1,795,996	\$	1,884,498
Licenses & Permits		120,742		117,775		83,346	\$	96,255		105,361
Intergovernmental Revenues		290,951		307,483		277,818	\$	324,971		382,201
Charges for Services		367,546		421,879		408,920	\$	396,320		417,232
Fines & Forfeitures		22,302		22,715		15,574	\$	16,713		19,459
Investment Income (loss)		10,283		22,330		11,963	\$	432		(6,892)
Other		81,425		<u>77,526</u>		<u>116,210</u>	\$	104,720		96,638
Total Revenues		2,436,926		2,602,818		2,633,716	\$	2,735,407	:	2,898,497
EXPENDITURES										
Policy formulation and general government		368,975		444,511		429,146		443,778		463,572
Protection of people and property		1,051,651		1,114,855		1,160,341		1,143,299		999,048
Physical Environment		77,772		81,637		82,881		71,890		75,011
Transportation		19,896		17,405		22,978		47,883		51.038
Health		54,036		58,588		61,907		76,770		67,442
Social-economic environment		85,526		88,868		93,523		101,171		94,192
Culture and recreation		146,694		159,761		160,145		172,704		185,388
Capital Outlay		34,333		31,435		26,466		31,618		32,578
Other Financing (Sources) Uses ⁽¹⁾		530,552		564,099		562,469	_	626,851		640,025
Total Expenditures		2,369,435		2,561,159		2,599,856		2,715,964	:	2,608,294
EXCESS (DEFICIENCY) REVENUES										
OVER EXPENDITURES	\$	67,491	\$	41,659	\$	33,860	\$	19,443	\$	290,203
ASSETS										
Cash and cash equivalents	\$	60,479	\$	87,164	\$	166,455	\$	134,611	\$	197,234
Investments		201,671		186,138		295,920		86,936		236,700
Accounts receivable, net		21,518		21,042		22,329		24,233		35,935
Delinquent taxes receivable		11,576		7,427		8,680		8,346		8,682
Allowance for uncollected delinquent taxes		(11,576)		(7,427)		(8,680)		(8,346)		(8,682)
Due from other funds		175,349		200,475		56,954		307,379		395,443
Due from other governments		62,268		66,175		61,427		67,894		68,414
Inventory		22,944		24,325		32,858		30,082		35,505
Other assets	_						_		_	2
Total Assets	\$	544,229	\$	585,319	\$	635,943	\$	<u>651,135</u>	\$	969,233
LIABILITIES										
Accounts payable and accrued liabilities	\$	83,926	\$	91,410	\$	95,052	\$	110,407	\$	127,458
Retainage payable		-		730		645		1,112		825
Due to other funds		15,158		4,826		8,847		2,242		3,684
Due to other governments		1,985		2,305		2,857		5,440		4,445
Unearned revenue		475		444		445		802		405
Other Liabilities		4,727		4,692		<u>4,722</u>		3,871		4,728
Total Liabilities		106,271	_	104,407	_	112,568	_	123,874	_	141,545
DEFERRED INFLOWS OF RESOURCES										
Unavailable revenue Total deferred inflows of resources		7,020	_	6,935	_	7,005 7,005		8,960		13,761
Total deferred inflows of resources	-	7,020	_	6,935	_	7,005	_	8,960		13,761
FUND BALANCES										
Nonspendable		22,944		24,325		32,858		30,082		35,505
Restricted		74,879		79,418		85,033		87,914		88,817
Committed		3,196		4,443		21,627		1,030		191,015
Assigned		183,157		242,742		229,682		295,933		246,839
Unassigned		146,762		123,049	_	147,170		103,342		251,751
Total Fund Balance		430,938		473,977	_	516,370		518,301		813,927
Total Liabilities, Deferred inflows of resources, and Fund Balances	\$	544.229	\$	585,319	\$	635,943	\$	<u>651,135</u>	\$	969,233

SOURCE: Miami-Dade County Finance Department.

(1) For fiscal year 2022, other financing sources (uses) is composed of total net transfers of \$667.191 million and capital lease arrangements of \$27.166 million.