

## EXHIBIT A

**Miami Beach Redevelopment Agency  
City Center Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
Tax Increment - City	\$ 35,675,000		\$ 35,675,000
Proj Adjustment to City Increment	\$ (1,766,000)		\$ (1,766,000)
Tax Increment - County	\$ 27,862,000		\$ 27,862,000
Proj Adjustment to County Increment	\$ (1,402,000)		\$ (1,402,000)
Interest Income	\$ 373,000		\$ 373,000
Fund Balance/Retained Earnings	\$ 6,441,000	\$ 10,000,000	\$ 16,441,000
<b>TOTAL REVENUES</b>	<b>\$ 67,183,000</b>	<b>\$ 10,000,000</b>	<b>\$ 77,183,000</b>
<b>Admin/Operating Expenditures</b>			
Management Fee	\$ 640,000		\$ 640,000
Audit fees	\$ 32,000		\$ 32,000
Internal Services	\$ 96,000		\$ 96,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 768,000</b>	<b>\$ -</b>	<b>\$ 768,000</b>
<b>Project Expenditures</b>			
Community Policing:			
City Center RDA Police	\$ 5,543,000		\$ 5,543,000
City Center RDA Code Compliance	\$ 229,000		\$ 229,000
Capital Projects Maintenance:			
City Center RDA Property Mgmt.	\$ 2,419,000		\$ 2,419,000
City Center RDA Sanitation	\$ 4,260,500		\$ 4,260,500
City Center RDA Greenspace	\$ 918,500		\$ 918,500
City Center RDA Parks Maintenance	\$ 627,000		\$ 627,000
<b>Total Project Expenditures</b>	<b>\$ 13,997,000</b>	<b>\$ -</b>	<b>\$ 13,997,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
Debt Service Cost	\$ 20,908,000		\$ 20,908,000
Reserve for County Admin Fee	\$ 397,000		\$ 397,000
Reserve for CMB Contribution	\$ 509,000		\$ 509,000
Reserve for County Reimbursement:			
Transfer to County Reimbursement	\$ 6,200,000		\$ 6,200,000
Transfer to County Beach Renourishment Fund	\$ -		\$ -
Transfer to County Construct/Operate Housing for Homeless Persons	\$ -	\$ 10,000,000	\$ 10,000,000
Reserve for City Reimbursement:			
Transfer to General Fund	\$ -		\$ -
Transfer to Beach Renourishment Fund	\$ -		\$ -
Transfer to Fleet Management Fund	\$ -		\$ -
Transfer to Convention Center	\$ 4,000,000		\$ 4,000,000
Convention Center Hotel Grant Agreement Contribution	\$ -		\$ -
Set-aside for Debt Payoff	\$ 20,404,000		\$ 20,404,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 52,418,000</b>	<b>\$ 10,000,000</b>	<b>\$ 62,418,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 67,183,000</b>	<b>\$ 10,000,000</b>	<b>\$ 77,183,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## EXHIBIT A

### Anchor Shops and Anchor Garage Operating Budget

Anchor Parking Garage		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues:</b>				
Valet Parking		\$ 314,000		\$ 314,000
Monthly Permits		\$ 599,000		\$ 599,000
Attended Parking		\$ 2,411,000		\$ 2,411,000
Interest Income		\$ 185,000		\$ 185,000
Misc./Other		\$ 1,000		\$ 1,000
<b>TOTAL REVENUES</b>		<b>\$ 3,510,000</b>	<b>\$ -</b>	<b>\$ 3,510,000</b>
<b>Operating Expenditures:</b>				
Operating Expenditures		\$ 2,919,000		\$ 2,919,000
Internal Services		\$ 499,000		\$ 499,000
Contingency/Reserve		\$ 92,000		\$ 92,000
<b>TOTAL EXPENDITURES</b>		<b>\$ 3,510,000</b>	<b>\$ -</b>	<b>\$ 3,510,000</b>
<b>Revenues Less Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Anchor Shops		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues:</b>				
Retail Leasing		\$ 813,000		\$ 813,000
Capital & Maintenance		\$ 116,000		\$ 116,000
Interest Income		\$ 189,000		\$ 189,000
<b>TOTAL REVENUES</b>		<b>\$ 1,118,000</b>	<b>\$ -</b>	<b>\$ 1,118,000</b>
<b>Operating Expenditures:</b>				
Operating Expenditures		\$ 344,000		\$ 344,000
Transfer Out to Penn Shops		\$ 95,000		\$ 95,000
Internal Services		\$ 43,000		\$ 43,000
Contingency/Reserve		\$ 636,000		\$ 636,000
<b>TOTAL EXPENDITURES</b>		<b>\$ 1,118,000</b>	<b>\$ -</b>	<b>\$ 1,118,000</b>
<b>Revenues Less Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>COMBINED REVENUES - EXPENDITURES</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## EXHIBIT A

### Pennsylvania Avenue Shops and Pennsylvania Avenue Garage Operating Budget

Pennsylvania Avenue Parking Garage		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues:</b>				
Transient		\$ 566,000		\$ 566,000
Monthly		\$ 363,000		\$ 363,000
Interest Income		\$ 22,000		\$ 22,000
Misc./Other		\$ 99,000		\$ 99,000
<b>TOTAL REVENUES</b>		<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>
<b>Operating Expenses:</b>				
Operating Expenditures		\$ 872,000		\$ 872,000
Internal Services		\$ 178,000		\$ 178,000
<b>TOTAL EXPENDITURES</b>		<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>
<b>Revenues Less Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Pennsylvania Avenue Shops		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues:</b>				
Interest Earned		\$ 2,000		\$ 2,000
Transfers In from RDA (Anchor Shops)		\$ 95,000		\$ 95,000
Misc./Other		\$ 195,000		\$ 195,000
<b>TOTAL REVENUES</b>		<b>\$ 292,000</b>	<b>\$ -</b>	<b>\$ 292,000</b>
<b>Operating Expenses:</b>				
Operating Expenditures		\$ 290,000		\$ 290,000
Internal Services		\$ 2,000		\$ 2,000
<b>TOTAL EXPENDITURES</b>		<b>\$ 292,000</b>	<b>\$ -</b>	<b>\$ 292,000</b>
<b>Revenues Less Expenditures</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>COMBINED REVENUES - EXPENDITURES</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

EXHIBIT A

Collins Park Parking Garage Operating Budget

Collins Park Parking Garage		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Transient		\$ 1,289,000		\$ 1,289,000
Monthly		\$ 262,000		\$ 262,000
Interest Income		\$ 33,000		\$ 33,000
Misc./Other		\$ 26,000		\$ 26,000
TOTAL REVENUES		\$ 1,610,000	\$ -	\$ 1,610,000
Operating Expenses:				
Operating Expenditures		\$ 1,490,000		\$ 1,490,000
Internal Services		\$ 120,000		\$ 120,000
TOTAL EXPENDITURES		\$ 1,610,000	\$ -	\$ 1,610,000
Revenues Less Expenditures		\$ -	\$ -	\$ -