

## EXHIBIT A

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

|   | FY 2025<br>Amended Budget | 2nd Budget<br>Amendment | FY 2025<br>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

|   | FY 2025<br>Amended Budget | 2nd Budget<br>Amendment | FY 2025<br>Revised Budget |
|---|---------------------------|-------------------------|---------------------------|
| <b>Anchor Parking Garage</b>            |                           |                         |                           |
| <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>               |
| <b>Anchor Shops</b>                     |                           |                         |                           |
| <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<br>Amended Budget | 2nd Budget<br>Amendment | FY 2025<br>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>               |
| <hr/>                                   |                           |                         |                           |
| Pennsylvania Avenue Shops               | FY 2025<br>Amended Budget | 2nd Budget<br>Amendment | FY 2025<br>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>               |
| <hr/>                                   |                           |                         |                           |
| <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<br>Amended Budget | 2nd Budget<br>Amendment | FY 2025<br>Revised Budget |
|-----------------------------------|---------------------------|-------------------------|---------------------------|
| <b>Revenues:</b>                  |                           |                         |                           |
| Transient                         | \$ 1,289,000              |                         | \$ 1,289,000              |
| Monthly                           | \$ 262,000                |                         | \$ 262,000                |
| Interest Income                   | \$ 33,000                 |                         | \$ 33,000                 |
| Misc./Other                       | \$ 26,000                 |                         | \$ 26,000                 |
| <b>TOTAL REVENUES</b>             | <b>\$ 1,610,000</b>       | <b>\$ -</b>             | <b>\$ 1,610,000</b>       |
| <b>Operating Expenses:</b>        |                           |                         |                           |
| Operating Expenditures            | \$ 1,490,000              |                         | \$ 1,490,000              |
| Internal Services                 | \$ 120,000                |                         | \$ 120,000                |
| <b>TOTAL EXPENDITURES</b>         | <b>\$ 1,610,000</b>       | <b>\$ -</b>             | <b>\$ 1,610,000</b>       |
| <b>Revenues Less Expenditures</b> | <b>\$ -</b>               | <b>\$ -</b>             | <b>\$ -</b>               |