



# FY26 Budget Proposal First Hearing



# FY26 Budget Estimate

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**Purpose:** To propose a ***FY26 Budget*** that ***aligns valued resources to achieve our strategic goals*** of providing the public safety, services, programs and infrastructure our residents need and expect

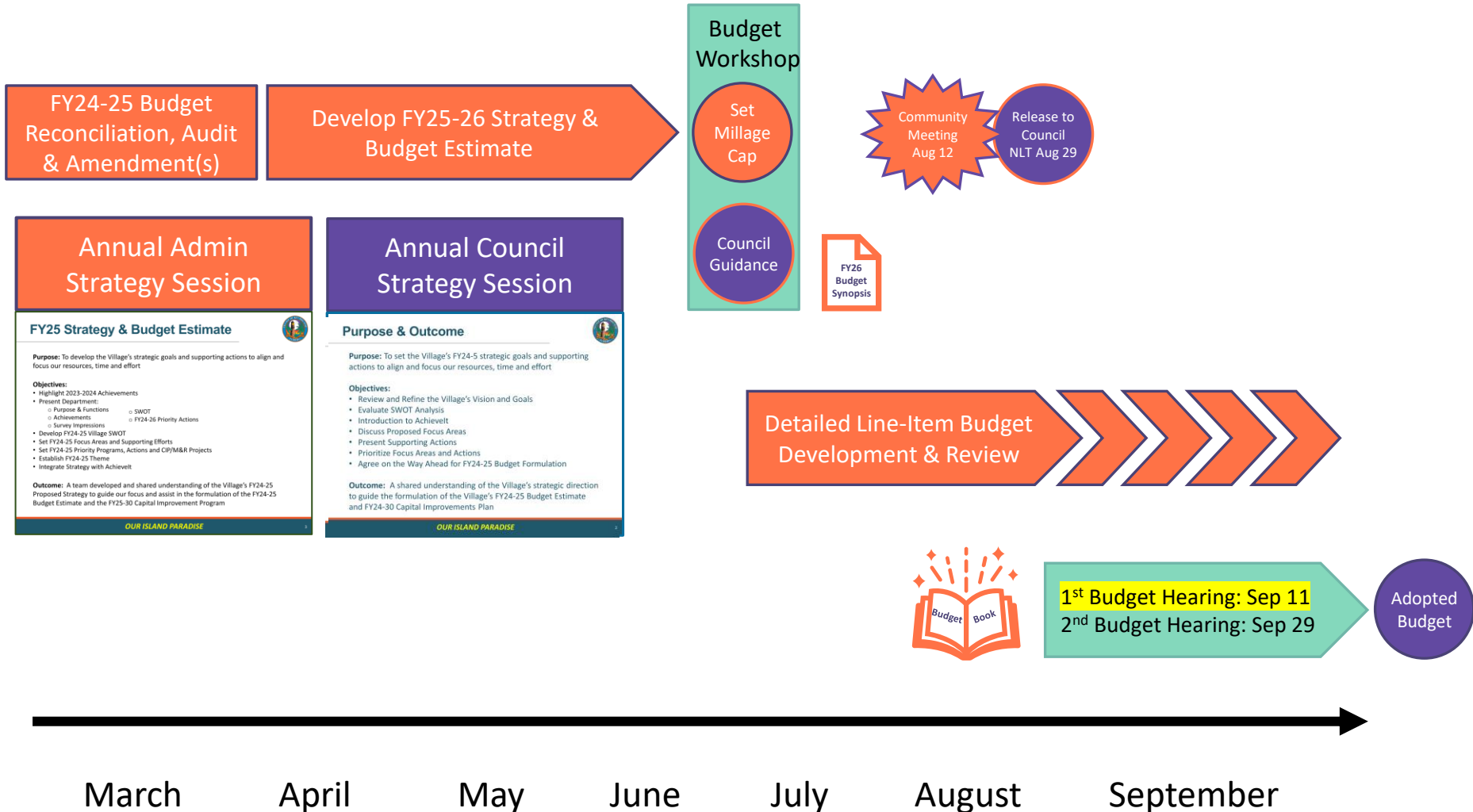
## **Principals:**

- Aligns resources to strategic priorities
- Offers best-value solutions
- Considers current economic, social and political environment
- Focuses on near-term results and outcomes
- Incorporates a long-term vision
- Improves customer service and responsiveness
- Involves engagement with community and partners
- Creates employee buy-in and empowerment
- Provides transparency, accountability and controls → stewardship of public resources

**Outcome:** An ***approved FY26 Budget and Capital Improvements Plan*** to implement the Village's strategic goals



# Developing FY26 Strategy & Budget



# FY26 Budget Proposal Agenda

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- Strategic Overview - Manager
- Financial Posture - CFO
- Operating Budget Cost Drivers – CFO
- Debt Status – CFO
- Expenditures - CFO
- Revenue Projections - CFO
- Special Revenue & Enterprise Funds – CFO
- Proposed New Initiatives – Manager & Directors
- Capital Improvements Program – CIP&GM
- Proposed Budget - CFO
- Proposed Millage – Manager
- Back-up Slides - CFO

# Vision



A safe, thriving and vibrant  
*Island Paradise* with a  
meaningful and unique  
village ambiance and lifestyle



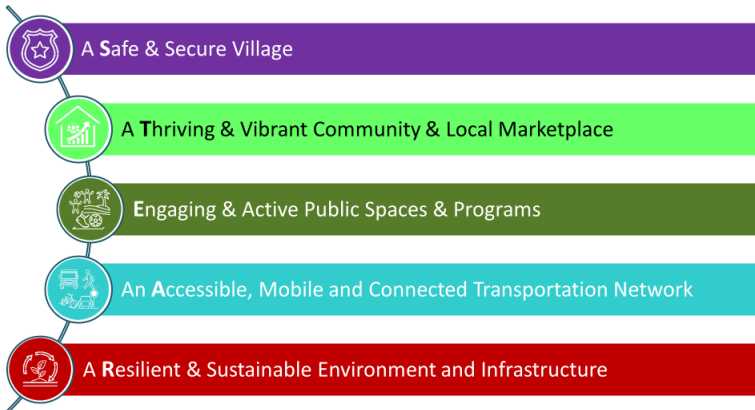
OUR ISLAND PARADISE

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## STEARright 5 + 2 Goals



### Delivering Services, Projects & Programs



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# Mission and Values



## Mission

Providing a safe, quality  
community environment  
for all islanders through  
responsible government



## Values

- ❖ Residents First
- ❖ Teamwork Always
- ❖ Stewardship Matters
- ❖ Pursuing Excellence
- ❖ Empowered to Act

**Residents first:** We anticipate and respond to our residents' needs in a caring, friendly and respectful manner to fulfill their expectations

**Teamwork always:** We collaborate with our colleagues, residents, businesses and partners to achieve our shared goals

**Stewardship matters:** We are guided by our integrity and ethics to do what's best for the village to earn and maintain the community's confidence

**Pursuing excellence:** We take pride in our work, strive to better ourselves, and are committed to create exceptional experiences for our residents

**Empowered to act:** We are entrusted to enhance our work environment and community by anticipating and solving problems to consistently meet the village's needs

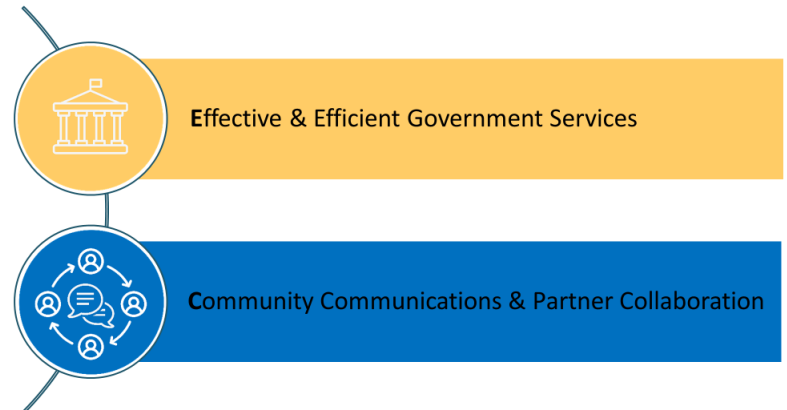
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## STEARright 5 + 2 Goals



### Supporting our Delivery





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# Proposed FY26 Focus Areas






-  Ensure Community Safety
-  Maintain Safe Streets

-  Preserve & Shape Village Character
-  Partner with Local Public Schools

-  Deliver Community Programs & Events
-  Enhance Public Spaces

-  Alleviate Traffic

-  Reduce Flooding
-  Improve Power Reliability
-  Protect Shorelines



# Village Financial Posture



## Strength • Protection • Potential

### Fiscal Responsibility & Stability:

- Five consecutive years of lowering millage rate
- Lowest combined tax rate in Miami-Dade County
- Growing reserves to support public safety/protection and strategic investment
- Strong credit ratings and clean audits reflect sound financial management

### Operational Excellence:

- Improved service delivery across all departments
- Targeted and strengthened staffing levels
- Strategy-centric budgeting aligned with resident needs and expectations

### Capital Investment & Infrastructure

- Strategic capital planning:
  - Infrastructure upgrades
  - Equipment modernization
  - Facility improvements
  - Park enhancements
- A formalized MR4-focused Asset-Based Capital Improvement Plan

### Financial Innovation & Growth

- Diversifying revenues through a user-benefit/user-pay model for non-essential services
- Expanded debt capacity to responsibly invest in major infrastructure initiatives
- Successful grant acquisition to support infrastructure, public safety and vital operations

### Budget Access & Transparency:

[https://cleargov.com/florida/miami\\_dade/village/key-biscayne](https://cleargov.com/florida/miami_dade/village/key-biscayne)

Healthy Reserves  
~57% of Budget  
**\$26M**

Low Debt to  
Revenue Ratio  
**2.5%**

Available Debt  
Capacity  
**\$111M**

Grants Under  
Management  
**\$12.5M**

Credit Rating  
High Grade  
Low Risk  
**Moody's Aa1**  
**S&P AA**

Pension Coverage  
**95.1%**

Growing MR4  
Backlog  
**\$21.2M**

MR4 – Maintenance, Repair, Rehab,  
Renovation & Replacement of Existing Assets

Undiversified  
Revenue Sources  
**Ad Valorem 71%**

Lowest Overlapping  
Millage in M-DC  
**15.5451**



# Total Operating Budget – Cost Drivers



General Fund Category	FY25 Budget	FY26 Budget	Difference	% Diff	% of Total
Personnel	\$23,955,113	\$25,094,246	\$1,139,133	+4.8%	55.0%
Professional/Contractual Services	\$6,940,866	\$6,778,008	(\$162,858)	-2.3%	14.9%
Operations, Maintenance & Repair	\$8,893,392	\$9,147,977	\$254,585	+2.9%	20.1%
<b>Total Operations</b>	<b>\$39,789,371</b>	<b>\$41,020,231</b>	<b>\$1,230,860</b>	<b>+3.1%</b>	
Debt Service	\$1,071,642	\$1,066,883	(\$4,759)	-0.4%	2.3%
Transfers Out	\$2,539,061	\$3,533,408	\$994,347	+39.2%	7.7%
<b>Grand Total</b>	<b>\$43,400,074</b>	<b>\$45,620,522</b>	<b>\$2,220,448</b>	<b>+5.1%</b>	



# Current General Fund Debt Status



Debt Capacity	\$117M Capacity (1% of \$11.7B Taxable Value)		
Outstanding Debt FY 25	Amount	Interest Rate	Maturity
School Improvement 2014	\$1.69M	1.23%	FY30
Sewer Improvement 2016	\$1.48M	1.23%	FY31
School Improvement 2017	\$2.55M	1.23%	FY33
Fire Engine 2021	\$0.45M	1.76%	FY31
<b>Total</b>	<b>\$6.17M</b>	<b>1.27%</b> weighted average	
<b>Funds Available Under Debt Cap</b>	<b>\$110.83M</b>		

# FY26 Expenditure Roll Up



Department	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual (YTD August)	2026 Proposed	Difference	Diff %
Council	161,042	38,584	52,440	63,500	35,062	88,000	24,500	38.6%
Clerk	341,148	447,870	466,499	582,438	456,292	576,417	(6,021)	-1.0%
Administration	2,290,797	2,934,456	2,908,517	3,499,555	2,543,409	3,598,078	98,523	2.8%
Attorney	365,413	388,980	563,220	648,000	480,859	700,000	52,000	8.0%
Planning & Zoning	572,681	513,826	497,301	567,941	437,076	593,999	26,058	4.6%
Police	8,307,459	8,772,519	9,356,704	10,794,263	7,887,431	11,234,602	440,339	4.1%
Fire Rescue	8,568,032	8,849,152	9,826,201	10,306,908	7,595,387	10,683,659	376,751	3.7%
Public Works	3,461,873	4,486,304	5,256,451	6,216,581	4,120,942	6,120,908	(95,673)	-1.5%
Parks & Recreation	1,865,494	1,955,376	2,078,362	2,272,505	1,863,131	2,454,573	182,068	8.0%
Community Center	2,776,086	2,744,425	3,198,126	3,660,304	2,861,124	3,784,270	123,966	3.4%
Athletics	559,675	799,620	1,090,801	1,177,377	745,743	1,185,725	8,348	0.7%
<b>Total Operating Expenses</b>	<b>29,269,699</b>	<b>31,931,113</b>	<b>35,294,623</b>	<b>39,789,372</b>	<b>29,026,456</b>	<b>41,020,231</b>	<b>1,230,859</b>	<b>3.1%</b>
Debt Service	1,864,688	2,129,899	1,311,302	1,071,642	1,032,321	1,066,883	(4,759)	-0.4%
Transfers Out	10,480,064	1,056,924	6,144,252	2,539,061	4,853,414	3,533,408	994,347	39.2%
<b>Total Non Operating Exp.</b>	<b>12,344,751</b>	<b>3,186,823</b>	<b>7,455,554</b>	<b>3,610,703</b>	<b>5,885,735</b>	<b>4,600,291</b>	<b>989,588</b>	<b>27.4%</b>
<b>Grand Total</b>	<b>41,614,451</b>	<b>35,117,937</b>	<b>42,750,177</b>	<b>43,400,075</b>	<b>34,912,191</b>	<b>45,620,522</b>	<b>2,220,447</b>	<b>5.1%</b>

# Revenue Projection



## Ad-Valorem Taxes:

6.5% Increase in taxable value from prior year

Tax Roll Year	Budget Year	Preliminary Taxable Value	Change from Prior Year	% Change
2018	2019	\$8,532,625,700	(\$114,144,184)	-1.3%
2019	2020	\$8,310,656,693	(\$221,969,007)	-2.6%
2020	2021	\$8,202,651,483	(\$108,005,210)	-1.3%
2021	2022	\$8,269,112,147	\$66,460,664	0.8%
2022	2023	\$9,096,495,184	\$827,383,037	10.0%
2023	2024	\$9,978,517,232	\$882,022,048	9.7%
2024	2025	\$10,989,883,172	\$1,011,365,940	10.1%
2025	2026	\$11,708,685,999	\$718,802,827	6.5%

**State Revenue Share:** Based on sales and use tax. Distribution measured by population and sales tax collections. Tracking softening economic activity for 2025-2026

**Charges for Services:** Parks and Recreation usage fees, permits and membership expected to rise because of change in policies and increased usage

**Interest Income:** Village will benefit from the combination of increased interest rates and strong reserves



# Revenue Projections Details



Operating Revenues	2023 Actual	2024 Actual	2025 Budgeted	2025 Actual (YTD August)	2026 Proposed	Diff %
Ad Valorem Taxes	27,732,422	30,091,060	31,106,095	30,991,425	32,278,564	3.8%
Utility Services Tax	2,725,068	2,745,059	2,609,684	1,696,467	2,807,000	7.6%
Communications Services Tax	717,314	745,421	740,000	519,117	770,000	4.1%
Franchise Fees	1,558,676	1,489,255	1,525,000	783,933	1,496,000	-1.9%
Charges for Services	2,559,255	2,936,285	2,802,500	2,261,207	3,163,500	12.9%
Licenses & Permits	261,787	276,538	310,000	351,713	348,000	12.3%
Intergovernmental	3,015,388	3,060,814	2,958,409	1,306,618	3,150,858	6.5%
Interest Income	2,026,255	2,317,783	1,292,938	2,156,869	1,496,600	15.8%
Miscellaneous Revenue	326,848	63,185	55,449	157,232	110,000	98.4%
<b>Total Operating Revenues</b>	<b>40,923,013</b>	<b>43,725,400</b>	<b>43,400,075</b>	<b>40,224,581</b>	<b>45,620,522</b>	<b>5.1%</b>
Federal Grants	240,975	49,708	-	53,683	-	
State Grants	86,688	551,224	-	129,382	-	
Local Grants	-	74,191	-	38,947	-	
<b>Total Other Revenues</b>	<b>327,663</b>	<b>675,124</b>	<b>-</b>	<b>222,012</b>	<b>-</b>	
<b>Grand Total Revenues</b>	<b>41,250,676</b>	<b>44,400,524</b>	<b>43,400,075</b>	<b>40,446,593</b>	<b>45,620,522</b>	<b>5.1%</b>

# Special Revenue & Enterprise Funds



Fund Type	Description	EOY FY24 Actual Balance	FY26 Revenue Sources & Intended Use	EOY FY25 Projected Balance
Special Revenue	Transportation	\$2,318,844	<b>Revenue Sources:</b> Local Option Gas Tax (LOGT); Transportation Surtax (CITT); FDOT Public Transit Service Development Grants <b>Budget Estimate:</b> \$1,559,020 <b>Expense Items:</b> 9 Freebees; Harbor Drive improvements; roadway and traffic calming improvements	\$2,246,710
Special Revenue	Parks, Recreation & Open Space Land Trust	\$5,109,773	<b>Revenue Sources:</b> 1% Ad-Valorem Transfer and Interest Income <b>Budget Estimate:</b> \$0 <b>Expenses:</b> Strategic plan supported park land acquisition and eligible associated costs	\$5,588,145
Special Revenue	Building	\$1,769,471	<b>Revenue Sources:</b> Building Permits; Certificate of Occupancy; Lien Search Fees; Building Code Violations <b>Budget Estimate:</b> \$2,610,110 <b>Expenses:</b> Department personnel, facilities, equipment and operations	\$1,869,510
Enterprise	Stormwater	\$3,059,335	<b>Revenue Sources:</b> Stormwater Utility Fees <b>Budget Estimate:</b> \$2,415,815 <b>Expenses:</b> Operations and maintenance of existing system; Garden District Stormwater project; existing and new debt service	\$3,059,335 *
Enterprise	Solid Waste	\$860,714	<b>Revenue Sources:</b> Fee on single family and duplex properties for solid waste and recycling services <b>Budget Estimate:</b> \$1,044,000 <b>Expenses:</b> Contracted service for solid waste and recycling	\$860,714

# FY26 Proposed New Initiatives



Pri	FY26 Proposed New Initiatives	Focus Area	Estimated Cost	Millage Impact	Cumulative	Diff
				Baseline Millage:	2.6133	
Infrastructure Maintenance, Repair, Rehab & Renovation (MR4) Funded by Reserve						
1	Improve Village-Wide Streetlights	Safe Streets	\$571,345			
5	Connect Community Center to Sewer System	Public Spaces	\$285,000			
5	Replace Community Center Generator	Power Reliability	\$302,000			
Total:			\$1,158,345			
Funded by Millage						
1	Replace Cardiac Monitors (2)	Community Safety	\$102,691	0.0092	2.6225	-12.0%
1	Replace Firefighter Airpacks (22)	Community Safety	\$221,456	0.0199	2.6424	-11.3%
3	Replace Police Radios	Community Safety	\$278,000	0.0250	2.6674	-10.5%
3	Program & Project Management	Flooding & Power	\$850,000	0.0764	2.7439	-7.9%
3	Replace Police Vehicles (6)	Community Safety	\$351,250	0.0316	2.7754	-6.8%
3	Improve Crandon Blvd Crosswalk Safety	Safe Streets	\$120,000	0.0108	2.7862	-6.5%
3	Install Village Fiber Security Networks & Cameras	Community Safety	\$160,000	0.0144	2.8006	-6.0%
3	Upgrade Community Center CCTV System	Community Safety	\$70,000	0.0063	2.8069	-5.8%
4	Purchase Deputy Fire Chief's Vehicle	Community Safety	\$75,000	0.0067	2.8136	-5.6%
4	Add Parks Supervisor (PROS)	Public Spaces	\$110,000	0.0099	2.8235	-5.2%
4	Resurface Calusa Parks Courts & Increase Pickleball Courts	Public Spaces	\$225,000	0.0202	2.8438	-4.6%
4	Renovate Building Department Customer Service Area	Public Spaces	\$56,225	0.0051	2.8488	-4.4%
4	Assess Community Center Facility & Programming	Public Spaces	\$165,000	0.0148	2.8636	-3.9%
5	Add Agenda Coordinator/Records Manager (Clerk)	Effective & Efficient	\$126,000	0.0113	2.8750	-3.5%
5	Contribute to Virginia Key Athletic Fields Planning & Design	Public Spaces	\$250,000	0.0225	2.8974	-2.8%
5	Replace Fitness Equipment in Community Center Gym	Public Spaces	\$50,000	0.0045	2.9019	-2.6%
Total:			\$3,210,622			
			\$4,368,967	0.2886	2.9019	-2.6%



# FY26 Capital Improvement Program Summary



Safe  
Streets  
(5)



Maintenance  
& Repair  
(6)



Community  
Safety  
(9)



Alleviate  
Traffic  
(1)



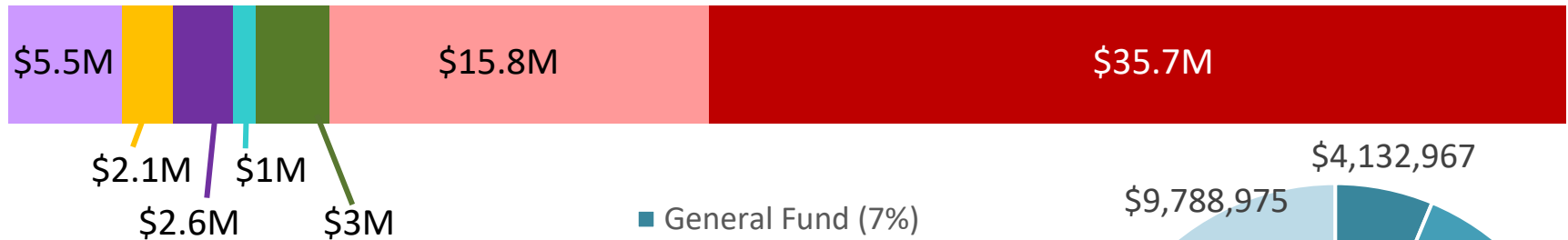
Public Spaces  
(9)



Power  
Reliability  
(2)



Reduce  
Flooding  
(9)

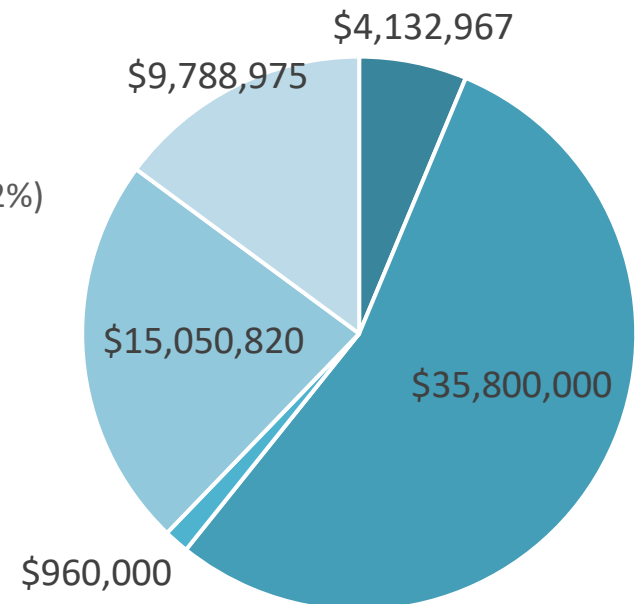


## 42 Projects

15 New | 27 Continuing

**\$65.7 Million**

- General Fund (7%)
- Loans/Bonds (54%)
- Special Revenue Funds (2%)
- External Funds (26%)
- FY25 Rollforward (11%)

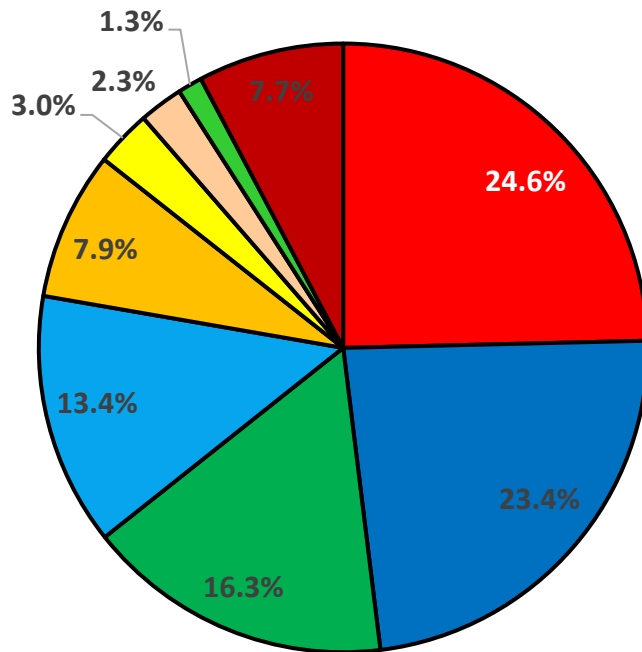


# FY26 Proposed Capital Improvement Program



PRI	Project	Rollforward	General Fund	Stormwater Fund	Transportation Fund	General Obligation Bond	CWSRF Construction	Grants & Appropriations	Grand Total
1	Improve Streetlight Coverage	\$ 250,000	\$ 571,345						\$ 821,345
1	Replace Cardiac Monitors (2)	\$ 17,309	\$ 102,691						\$ 120,000
1	Replace Airpacks (22 units)		\$ 221,456						\$ 221,456
1	Perform Stormwater Baseline Modeling	\$ 39,000							\$ 39,000
1	Develop Zone 1 Alternative Analysis and Plan	\$ 211,000							\$ 211,000
1	Conduct USACE CSRM Back Bay and Beach Feasibility Study	\$ 237,500							\$ 237,500
1	Construct Zone 1 - K8 School Central Stormwater Basin						\$ 20,000,000	\$ 2,990,820	\$ 22,990,820
2	Replace Police Radios		\$ 278,000						\$ 278,000
2	Underground Utilities Phase 1 Zone 1					\$ 12,800,000			\$ 12,800,000
2	Underground Utilities Zones 2, 4, 6, 8					\$ 3,000,000			\$ 3,000,000
2	Improve Garden District Drainage	\$ 500,000		\$ 410,000				\$ 8,000,000	\$ 8,910,000
2	Install Turf at St. Agnes Field	\$ 500,000							\$ 500,000
2	Design Zone 1 - K8 School Central Stormwater Basin	\$ 420,000							\$ 420,000
2	Install Pump Station Back Up Generators	\$ 380,552							\$ 380,552
2	Replace Fire Rescue Trucks 1 & 2	\$ 1,200,000							\$ 1,200,000
3	Connect Community Center to Sewer System		\$ 285,000						\$ 285,000
3	Replace Village Police Vehicles (6)		\$ 351,250						\$ 351,250
3	Program Management & Village Construction Management Program	\$ 170,000	\$ 850,000						\$ 1,020,000
3	Improve Harbor Drive	\$ 1,000,000						\$ 1,920,000	\$ 2,920,000
3	Install Village Fiber Security Network and Cameras		\$ 160,000						\$ 160,000
3	Repave Village Roadways	\$ 60,000			\$ 400,000				\$ 460,000
3	Upgrade Community Center CCTV System		\$ 70,000						\$ 70,000
3	Improve Crandon Blvd Crosswalk Safety		\$ 120,000						\$ 120,000
4	Repair Community Center Roof and Structural Elements	\$ 645,000							\$ 645,000
4	Procure Fire Chief and Deputy Chief Vehicles (2)	\$ 150,000							\$ 150,000
4	Renovate Building Department Customer Service Areas	\$ 444,718	\$ 56,225						\$ 500,943
4	Resurface Calusa Park Courts and Increase Pickleball Courts		\$ 225,000						\$ 225,000
4	Renovate Council Chambers as Community Theater	\$ 236,400							\$ 236,400
4	Contribute to "Shoreline" Design	\$ 950,000							\$ 950,000
5	Replace Fire Fleet Vehicle for Deputy Chief Admin		\$ 75,000						\$ 75,000
5	Replace Fitness Equipment in Community Center Gym	\$ 150,000	\$ 50,000						\$ 200,000
5	Assess Community Center Facility and Programming		\$ 165,000						\$ 165,000
5	Contribute to Virginia Key Athletic Fields Design		\$ 250,000						\$ 250,000
5	Improve Neighborhood Traffic Calming Devices and Golf Cart Cut Thru	\$ 550,000			\$ 150,000				\$ 700,000
5	Repair and Replace HVACs	\$ 250,000							\$ 250,000
5	Study and Design Offshore Hybrid Reef	\$ 350,000						\$ 1,100,000	\$ 1,450,000
5	Rehab Public Art - Bedia Plazas / Pleated Genome	\$ 77,496							\$ 77,496
5	Renovate Beach Park Pavilion and Boardwalk	\$ 1,000,000							\$ 1,000,000
5	Rehab Civic Center/Monaco Fountain Plaza							\$ 400,000	\$ 400,000
6	Replace Community Center Generator		\$ 302,000						\$ 302,000
6	Improve Intersection at Sonesta Drive and Crandon Blvd							\$ 540,000	\$ 540,000
6	Renovate Dog Park							\$ 100,000	\$ 100,000
	<b>Grand Total</b>	<b>\$ 9,788,975</b>	<b>\$ 4,132,967</b>	<b>\$ 410,000</b>	<b>\$ 550,000</b>	<b>\$ 15,800,000</b>	<b>\$ 20,000,000</b>	<b>\$ 15,050,820</b>	<b>\$ 65,732,762</b>

# FY26 Budget Proposal



- Police Services (\$11.2M)
- Fire Rescue Services (\$10.7M)
- Parks & Recreations, Community Center, & Athletics (\$7.4M)
- Public Works Services (\$6.1M)
- Finance, Admin & Comms Support (\$3.6M)
- Council, Clerk & Attorney (\$1.4M)
- Debt Services (\$1.1M)
- Planning & Zoning Services (\$0.6M)
- Transfers (\$0.35M)

## To Achieve Expected Level of Service Includes:

- Personnel costs
- Current operations, programs, events and services
- Routine maintenance and repair
- Transfer to PROS Land Trust Fund
- Transfer to Capital Improvements Plan

**Total Budget:**  
**\$45.6M**

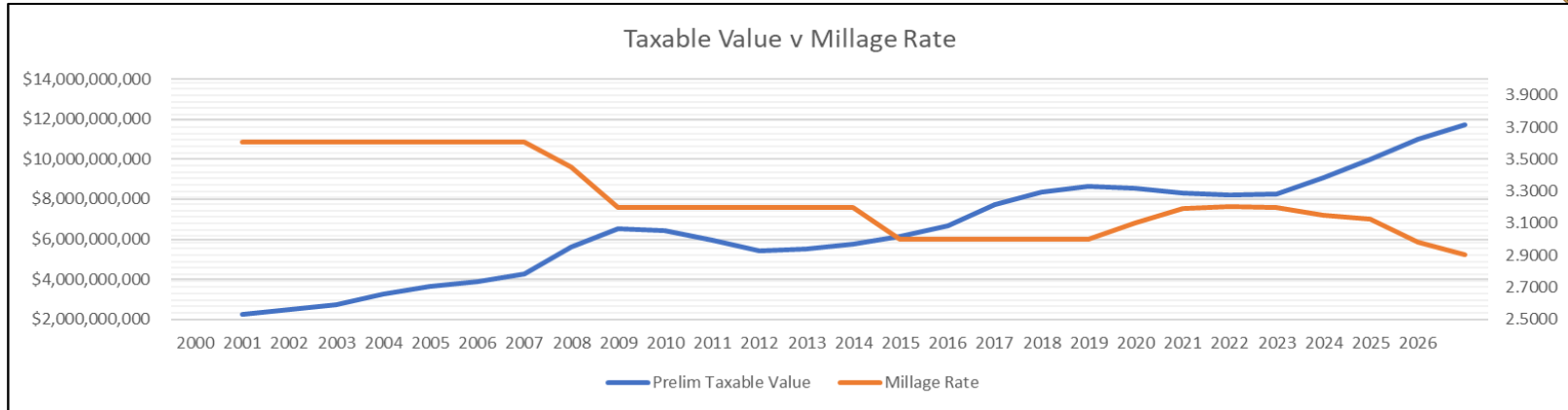


# FY26 Proposed Millage Cap



FY26 Proposed Millage Cap	
FY25 Actual	2.9794
FY26 Proposed Millage Cap	2.9019
Difference (FY25-FY26)	-0.0775
% Difference	-2.6%

# Our Millage in Perspective



**FY26 Proposed Millage Rate 2.9019**

Per Capita **\$2,179**  
 Per Household **\$4,365**  
 Per \$100K Property Value **\$290**

Taxing Authority	Millage	Assessed	Exemption	Taxable	Tax	%
Miami-Dade School Board						
School Board Operating	6.4680	832,149	(25,000)	807,149	5,220.64	41.6%
School Board Debt Service	0.1340	832,149	(25,000)	807,149	108.16	
State and Other						
Florida Inland Navigation Dist	0.0288	884,847	(50,000)	834,847	24.04	5.0%
South Florida Water Mgmt Dist	0.0948	884,847	(50,000)	834,847	79.14	
Okeechobee Basin	0.1026	884,847	(50,000)	834,847	85.66	
Everglades Construction Proj	0.0327	884,847	(50,000)	834,847	27.30	
Childrens Trust Authority	0.5000	884,847	(50,000)	834,847	417.42	
Miami-Dade County						
County Wide Operating	4.5740	884,847	(50,000)	834,847	3,818.59	34.5%
County Wide Debt Service	0.4271	884,847	(50,000)	834,847	356.56	
Library District	0.2812	884,847	(50,000)	834,847	234.76	
Municipal Governing Board						
*Key Biscayne Operating	2.9019	884,847	(50,000)	834,847	2,422.64	18.9%
GRAND TOTAL	15.5451				\$12,794.92	
* Proposed FY 25 Millage Rate						
The first \$25,000 of the homestead exemption applies to all taxing authorities						
The second \$25,000 excludes School Board taxes and applies to properties with assessed values greater than \$50,000						
Shows at 2025 Median Homestead Taxable Value of \$884,847						

Municipality	Mill Rate	Municipality	Mill Rate	Municipality	Mill Rate	Municipality	Mill Rate
Key Biscayne	15.5451	Unincorporated	16.9487	Coral Gables	18.2022	South Miami	18.9897
Aventura	16.7658	Pinecrest	17.3897	Miami Beach	18.7913	Miami	20.0332
Bal Harbour	16.9024	Palmetto Bay	17.3897	Surfside	18.8585	Biscayne Park	24.7397

# Financial Wellness & Efficiencies



Municipality	Taxable Property Value			Millage Rates			Property Value Difference	South Florida CPI-U (October)		
	2019	2024	Difference	2019	2024	Difference		2019	2024	Difference
Key Biscayne	8,330,856,650	10,969,883,172	32.2%	3.1950	2.9794	-6.7%	25.5%	271.381	350.300	29.1%
Aventura	15,740,156,632	13,549,224,714	26.2%	1.7261	1.7261	0.0%	26.2%	271.381	350.300	29.1%
Miami Springs	1,256,462,625	1,746,158,731	39.0%	7.3300	6.8600	-6.4%	32.6%	271.381	350.300	29.1%
Miami (DDA)	21,190,968,140	30,067,524,064	41.9%	8.4541	7.8212	-7.5%	34.4%	271.381	350.300	29.1%
Bal Harbour	5,500,117,826	6,806,439,648	25.4%	1.9654	2.1439	9.1%	34.5%	271.381	350.300	29.1%
South Miami	1,987,072,238	2,840,371,000	42.9%	4.3000	3.9500	-8.1%	34.8%	271.381	350.300	29.1%
Miami Lakes	3,365,562,016	4,891,831,106	45.4%	2.3127	2.0732	-10.4%	35.0%	271.381	350.300	29.1%
Sunny Isles	11,568,485,663	17,832,017,201	54.1%	2.2000	1.8000	-18.2%	36.0%	271.381	350.300	29.1%
Miami Beach	40,098,892,459	56,396,947,099	40.6%	6.0221	6.1481	2.1%	42.7%	271.381	350.300	29.1%
Surfside	3,110,633,395	4,751,576,117	52.5%	4.4000	4.0000	-9.1%	43.4%	271.381	350.300	29.1%
Bay Harbor Islands	1,335,876,093	2,096,671,176	57.2%	3.8245	3.1728	-12.3%	44.7%	271.381	350.300	29.1%
Coral Gables	16,936,366,618	24,572,659,959	45.1%	5.5590	5.5590	0.0%	45.1%	271.381	350.300	29.1%
Indian Creek	853,264,284	1,004,399,227	53.8%	6.3000	5.9000	-6.3%	47.4%	271.381	350.300	29.1%
Virginia Gardens	266,608,310	407,136,571	52.7%	5.1000	4.8500	-4.9%	47.8%	271.381	350.300	29.1%
Pinecrest	5,025,067,161	7,605,723,259	51.4%	2.3990	2.3500	-2.0%	49.3%	271.381	350.300	29.1%
North Miami Beach	3,390,037,695	5,337,390,057	57.0%	6.8194	6.3232	-7.3%	49.8%	271.381	350.300	29.1%
UMSA	82,361,962,711	124,035,169,769	51.3%	1.9283	1.9090	-1.0%	50.3%	271.381	350.300	29.1%
Miami	58,961,569,417	94,135,210,116	59.7%	7.9600	7.3900	-7.5%	52.1%	271.381	350.300	29.1%
Doral	13,715,635,586	20,200,797,271	47.3%	2.0872	2.1976	5.3%	52.6%	271.381	350.300	29.1%
West Miami	569,834,358	968,839,969	70.0%	6.8858	5.9200	-14.0%	56.0%	271.381	350.300	29.1%
Palmetto Bay	3,053,651,042	4,568,889,782	49.6%	2.2000	2.3500	6.8%	56.4%	271.381	350.300	29.1%
Opa-Locka	1,154,438,679	1,881,270,610	63.0%	9.8000	9.1630	-6.5%	56.5%	271.381	350.300	29.1%
Health Gardens	1,382,626,298	2,306,977,258	66.8%	5.1513	4.6782	-9.4%	57.5%	271.381	350.300	29.1%
Golden Beach	1,190,543,438	1,857,580,424	60.0%	8.4000	8.4000	0.0%	60.0%	271.381	350.300	29.1%
North Bay Village	1,091,206,280	1,621,816,594	48.6%	6.1179	6.9728	12.3%	61.0%	271.381	350.300	29.1%
Miami Shores	1,196,387,229	1,978,981,893	65.4%	8.3009	7.9459	-4.3%	61.1%	271.381	350.300	29.1%
Cutler Bay	2,650,512,622	4,030,385,853	52.1%	2.4323	2.8332	16.5%	65.5%	271.381	350.300	29.1%
North Miami	3,386,305,971	5,838,879,845	72.4%	7.5000	7.4000	-1.3%	71.1%	271.381	350.300	29.1%
Miami Gardens	4,955,640,419	6,753,114,573	76.6%	7.8325	7.4125	-5.4%	71.3%	271.381	350.300	29.1%
Biscayne Park	231,201,560	413,440,260	78.8%	9.7000	9.4000	-3.1%	75.7%	271.381	350.300	29.1%
Health	11,306,060,963	19,072,587,788	76.7%	6.3018	6.3018	0.0%	76.7%	271.381	350.300	29.1%
El Portal	167,848,153	308,737,677	83.9%	8.3000	8.3000	0.0%	83.9%	271.381	350.300	29.1%
Homeside	3,143,709,627	6,061,450,321	92.8%	6.4015	6.2376	-2.6%	90.3%	271.381	350.300	29.1%
MB Normandy Shores	223,704,445	448,663,162	100.6%	6.8382	6.9270	1.3%	101.9%	271.381	350.300	29.1%
Hendley	2,419,004,278	5,795,357,513	139.6%	5.0500	3.2000	-36.6%	102.9%	271.381	350.300	29.1%
Forestwater	1,853,737,333	4,147,472,010	123.7%	3.9948	3.5634	-10.8%	112.9%	271.381	350.300	29.1%
Florida City	550,584,262	1,313,944,972	134.8%	7.1688	6.1080	-12.7%	122.0%	271.381	350.300	29.1%
County Wide	308,394,695,445	501,183,635,569	52.9%	5.4637	5.1991	-4.8%	47.2%	271.381	350.300	29.1%

**3rd Lowest Increase in Property Values in the County**

**Millage Rate Decreased** despite lower valuation increases and cost pressures

**Lowest Net Tax Impact** when combining Property Value Growth and Millage Change

**Result:** VKB leads in fiscal responsibility → limiting tax burden on residents, managing inflation-driven costs, while budgeting towards requirements

*\* Does not include FY26 Proposed 2.5% Reduction \**

VKB	Taxable Property Value	+32.2%	Millage Rate	-6.7%	Effective Tax Rate Growth	+25.5%	Change in South Florida CPI-U	+29.1%
County Wide	Taxable Property Value	+52%	Millage Rate	-4.8%	Effective Tax Rate Growth	+47.2%	Change in South Florida CPI-U	29.1%