Popular Annual Financial Report Of the City of South Miami, Florida

For the Year Ended September 30, 2014

ABOUT THE POPULAR ANNUAL FINANCIAL REPORT (PAFR)

The financial information presented in the Popular Annual Financial Report (PAFR) is derived from the City's Comprehensive Annual Financial Report (CAFR) and is presented here in summarized form. The CAFR outlines the City's financial position and operating activities for fiscal year 2014 in great detail and may be obtained via the City's website at www.southmiamifl.gov. It is prepared in conformance with accounting principles generally accepted in the United States (GAAP) and it also includes financial statements audited by Cherry Bekaert LLP. Information on governmental funds is presented using the current financial resources measurement focus and the modified accrual basis of accounting. Governmental activities are those primarily supported by tax dollars for services such as parks and recreation, public safety, and physical environment.

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied. The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a "***current financial resources"*** measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (*i.e.* revenues and other financing sources) and decreases (*i.e*., expenditures and other financing uses) in fund balances. The *modified accrual basis* is the accrual basis adapted to the governmental fund-type measurement focus. Under it, revenues are recognized when they become susceptible to accrual, that is when they become both "measurable" and "available to finance expenditures of the current period." "Available" revenues are those that are collectible in the current period or within sixty (60) days thereafter, which will be used to pay liabilities of the current period. Expenditures generally are recorded when the fund liability is incurred, except for debt service expenditures and the expenditures related to compensated absences and claims and judgments, which are recorded only when payment is due. All governmental funds and all fiduciary fund types are accounted for using the modified accrual basis of accounting.

This report is presented in two sections. The first provides an overview of the City and its government form and structure. The second provides a brief analysis of the City's various revenue streams and how they are spent, as well as economic information. It is unaudited and not presented in the GAAP format. For an audited presentation please refer to the City's Comprehensive Annual Financial Report (CAFR) on the City website. The Popular Annual Financial Report (PAFR) of the City of South Miami is presented to increase public awareness about the City's financial condition through a more user-friendly presentation.

"THE CITY OF PLEASANT LIVING"

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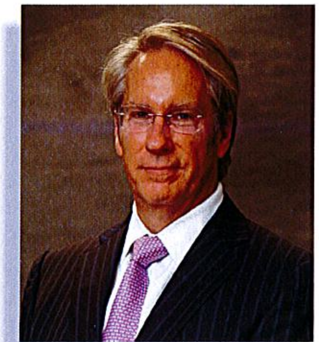
LETTER FROM THE CITY MANAGER



Dear Citizens of South Miami,

We understand and value the importance of being accountable for the proper management of public funds. As such, I am pleased to present the City's Popular Annual Financial Report (PAFR) for the year ended September 30, 2014. This report, written for the non-financially inclined reader, contains valuable and summarized information for every resident. By making the financial report easier to understand and user friendly, the PAFR is another example of our commitment to improve communications with our citizens and increase public confidence in the governing body for the City of South Miami.

The vision of the City of South Miami is to be "The City of Pleasant Living" and is committed to its mission "To create continuous superior service while enhancing a sense of community, a meaningful quality of life, and a safe environment." In pursuit of our goals, we faced significant economic challenges in recent years due to the ongoing recession. In spite of these difficult economic times, the City can be proud of the many accomplishments that were achieved through the combination of an impassioned City Commission, a professional executive team, dedicated staff, and a caring supportive citizenry.

The City is spearheading many exciting initiatives on behalf of our residents: economic development, streamlining processes, building infrastructure, sustainable initiatives, and updating technology to provide more efficient services in a more effective way. We continue to upgrade to an increasingly sophisticated level of technology throughout the City to assist in the improvision of our services.

During fiscal year 2014, the City completed various roadway improvements, including resurfacing, sidewalks, and installation and repair of road pavers. Traffic calming goals were achieved with the installation of speed tables and stripping and the City completed the construction of the Community Swimming Pool that had been in the works for some 40 years! Flooding concerns were addressed with the installation of new drainage structures throughout the City. These are just a few excellent examples of our 2014 endeavors.

The PAFR summarizes the financial activities of the City of South Miami's government and was drawn from the more detailed financial information appearing in the 2014 Comprehensive Annual Financial Report (CAFR). Both reports may be viewed on and downloaded from the City's website at HTTP://WWW.SOUTHMIAMIFL.GOV.

I would like to give thanks to the finance staff, all City Departments and the City's Auditors, which helped provide the necessary information in creating the City's second ever Popular Annual Financial Report. Please review the CAFR online, or email Alfredo Riverol, ARIVEROL@SOUTHMIAMIFL.GOV, to request a copy.

On behalf of the City Commission, I thank you for taking the time to read our Popular Annual Financial Report. This report is one of our opportunities to let you know how the City is doing financially (very well) and to showcase the City's various programs and projects.

Sincerely,

Steven Alexander
City Manager

South Miami
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CITY OF SOUTH MIAMI HISTORY

Known as "The City of Pleasant of Living," this proud community has a diverse population and a history of accomplishments stretching back to its earlier pioneer days. It overcame adversity and showed a resilience and determination that make it one of South Florida's more remarkable cities.

It began as a settlement named Larkins, after Wilson A. Larkins, who established a post office and trading post with that name in 1898 at the east end of Sunset Drive at Ingraham Highway. The settlement already had a school building erected two years earlier by A. H. Ramsey and John Burtashaw, and in the next few years more families began moving into the area.

Much of the business in the earlier settlement was geared toward farming supplies and services, and when Henry Flagler's railroad grew south from Miami in 1903, it passed to the west of Larkins. The people of the settlement began relocating the center of their business district toward the train depot at today's intersection of US1 and Sunset Drive. Real estate developers were already beginning to profile for plats of subdivisions in 1914 and by 1917 phone service came to Larkins.

After the fantastic real estate boom of 1925 and with a population of 3000 residents, area leaders decided to incorporate as the Town of South Miami on March 2, 1926. W. A. Foster was elected Mayor and a storeroom was rented for $10 a month as Town Hall.

The year 1926 saw the first incoming class of freshmen at the newly chartered University of Miami campus, which abuts the City of South Miami eastern boundary along Red Road (SW 57th Avenue). Also founded with a university theme that same year was the Cambridge Lawns neighborhood of South Miami, situated just 0.7 miles from the university campus. The neighborhood's Cambridge Lawns Historic District, some 30 homes in the Tudor Revival and Mediterranean revival style completed in 1928, were granted historic recognition by the City of South Miami in 2005.

On June 24, 1927, the Town of South Miami officially became the City of South Miami and a new charter was approved.

In 2001, the City of South Miami was awarded the All-America City Award which is given by the National Civic League annually to ten cities in the United States. This award is the oldest community recognition program in the nation and recognizes communities whose citizens' work together to identify and tackle community-wide challenges and achieve uncommon results.

AWARDS AND CERTIFICATIONS

The Governmental Finance Officers Association of the United States and Canada (GFOA) awarded a **Certificate of Achievement for Excellence in Financial Reporting** to the City for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2013. In order to be awarded a Certificate of Achievement; a government must publish an easily readable and efficiently organized Comprehensive Annual Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current report continues to conform to the Certificate of Achievement Program requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The Government Finance Officers Association of the United States and Canada (GFOA) presented a **Distinguished Budget Presentation Award** to City of South Miami, Florida for its annual budget for the fiscal year beginning October 1, 2013. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

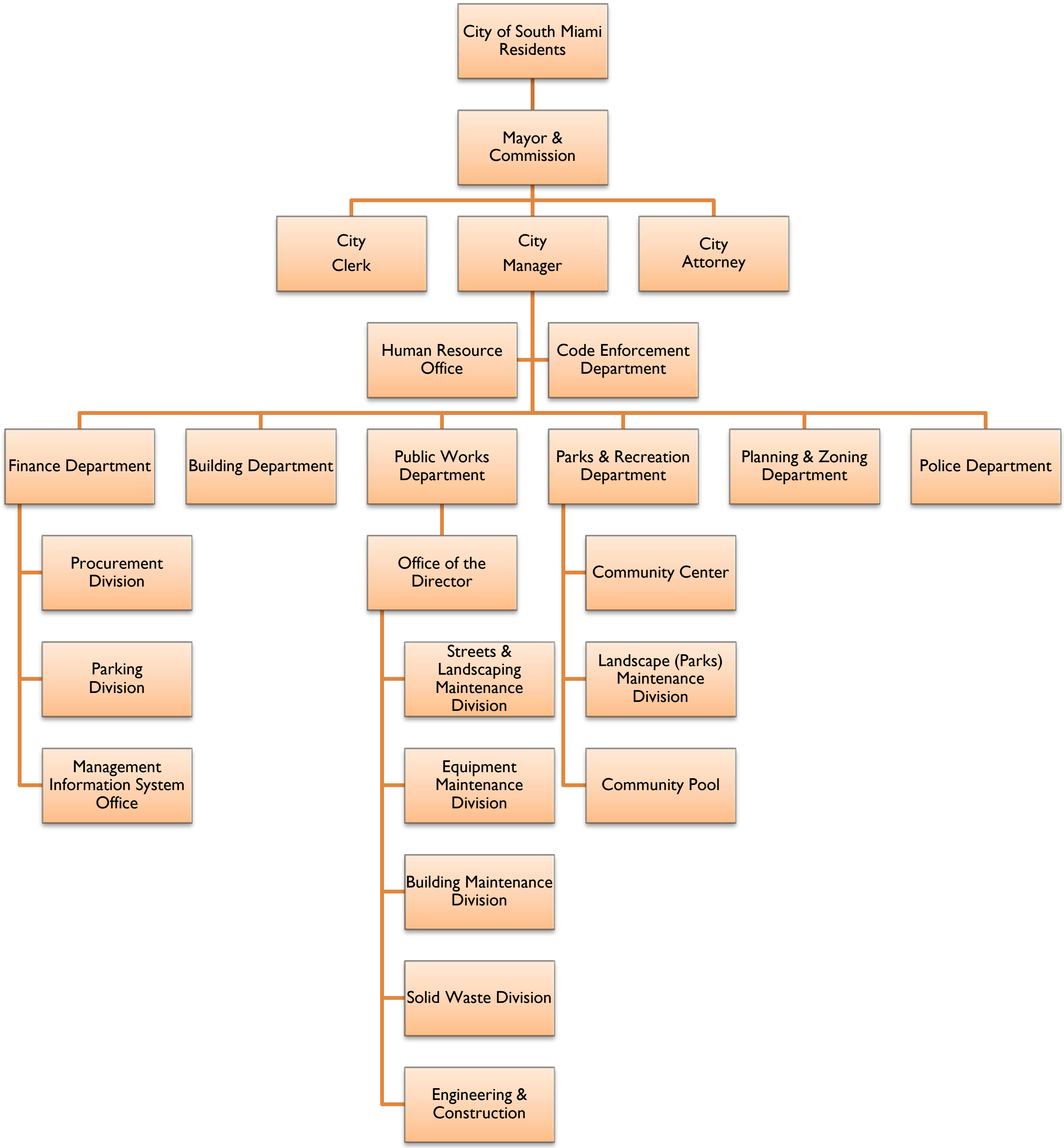
This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

The Government Finance Officers Association of the United States and Canada (GFOA) has given an **Award for Outstanding Achievement in Popular Annual financial Reporting** to City of South Miami, Florida for its Popular Annual Financial Report for the fiscal year ended September 30, 2013. The Award for Outstanding Achievement in Popular Annual financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

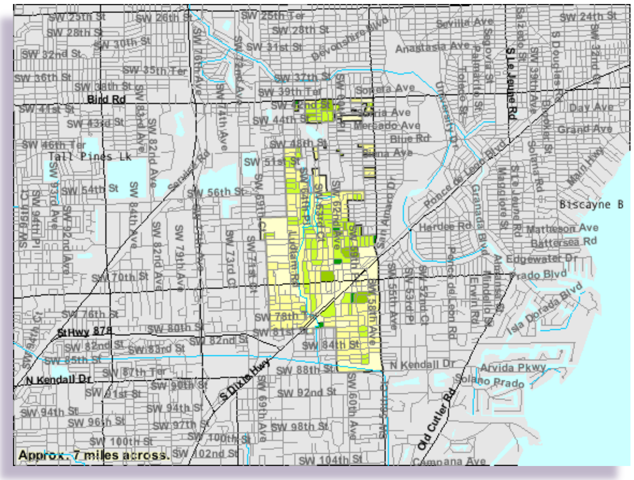
In order to receive an Award for Outstanding Achievement in Popular Annual financial reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal.

The Award for Outstanding Achievement in Popular Annual Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual financial Reporting requirements, and we are submitting it to GFOA.

ORGANIZATIONAL CHART

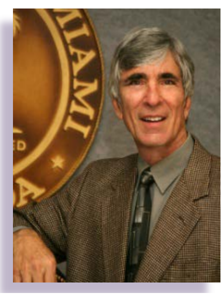


THE GOVERNMENT



South Miami uses a city manager form of government. The Commission sets the policies and the City Manager acts as the Chief Executive Officer. Commissioners are elected to four-year terms and the Mayor is elected to a two-year term. Elections are held on the second Tuesday in February in even numbered years for the Mayor and half of the Commissioners. The Commissioner receiving the most votes for that respective election is provided the title of Vice Mayor for the first two years of the term. The next city election is on February 9, 2016.

Mayor
Philip K. Stoddard, Ph.D.



Vice Mayor
Walter A. Harris

Commissioner
Gabriel Edmond

Commissioner
Bob Welsh

Commissioner
Josh Liebman

South Miami is a city in Miami-Dade County, Florida, United States. The population was 11,657 at the 2010 census and as of 2014, according to the UF Bureau of Economic & Business Research is **13,778**. South Miami is served by the Miami Metrorail at the South Miami Station. The station is in the section US-1 and Sunset Dr., and services the surrounding South Miami neighborhood, including South Miami Hospital and the South Miami city government offices.

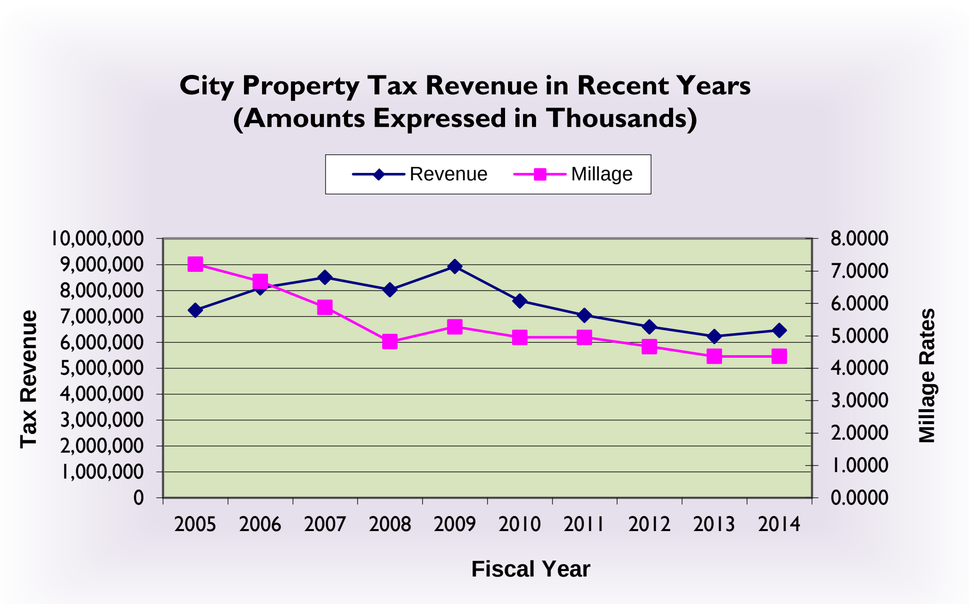
THE CITY OF PLEASANT LIVING

PROPERTY TAXES

The Miami-Dade County Property Appraiser's Office provided that the average taxable value for residential properties within the City of South Miami is $197,692. Based on that taxable residential average, a property owner with the average residential average home paid $67.27 each month for General Fund City services. The below monthly breakdown illustrates how this amount is divided among various City Departments.

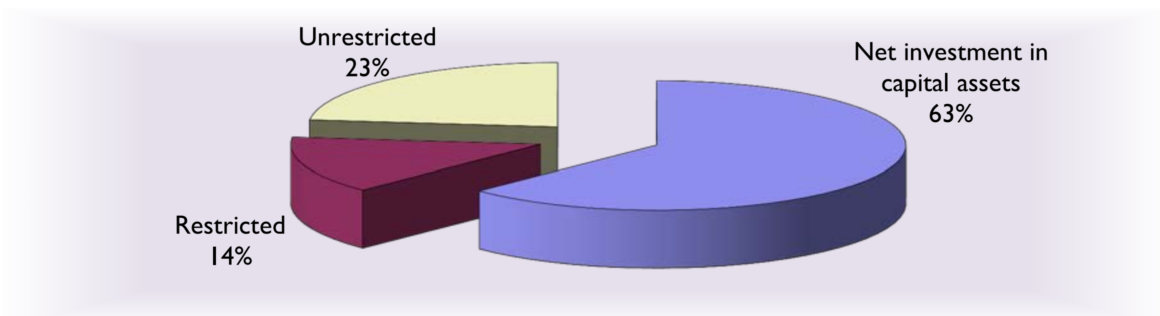
DEPARTMENT	MONTHLY BREAKDOWN
City Commission	$0.38
City Manager	$7.14
City Clerk	$1.87
Legal	$1.41
Finance	$5.74
Building & Planning	$4.60
Police	$24.41
Public Works	$13.58
Parks & Recreation	$7.14
Non-Departmental	$1.00
	$67.27

Beginning in fiscal year 2010 through fiscal year 2013, the City's property tax revenue decreased due to property tax relief implemented by the State of Florida and an overall decline in the real estate market. However, for fiscal year 2014, the property tax revenue of $6,461,195 represented a 4% increase over the fiscal year 2013 property tax revenue.



NET POSITION

Net position represents the difference in total assets and total liabilities. Increases and decreases in net position over time may serve as a useful indicator of whether the City's financial position is improving or deteriorating. Net positions are comprised of three categories: net investment in capital assets, restricted net assets, and unrestricted net assets.

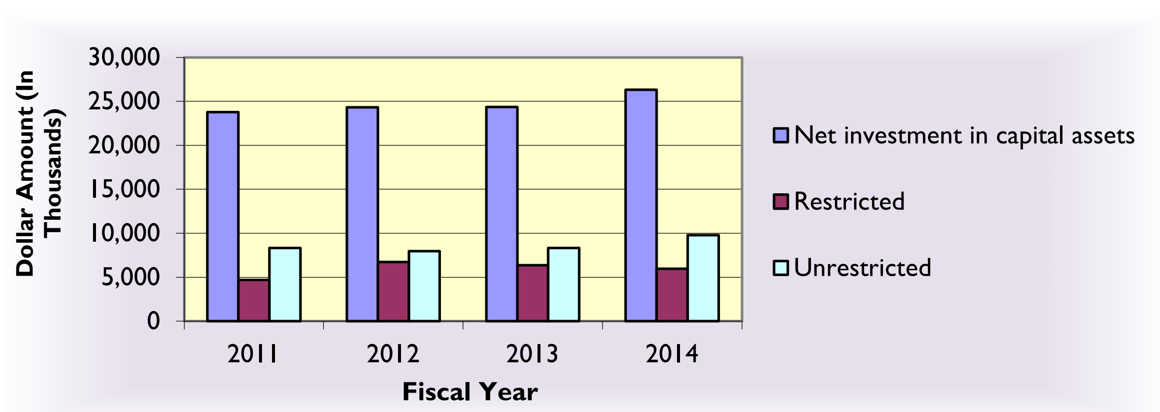


Net investment in capital assets is the value of capital assets, less any outstanding debt attributed to the acquisition, construction, or improvement of capital assets. As of September 30, 2014, the City's net investment in capital amounted to $26,306,008.

Restricted net assets is that portion of net assets that have constraints that are externally imposed by creditors, grantors, contributors, law/regulation of other governments or imposed by law through constitutional provisions/enabling legislation. As of September 30, 2014, the City's restricted net assets amounted to $5,963,052.

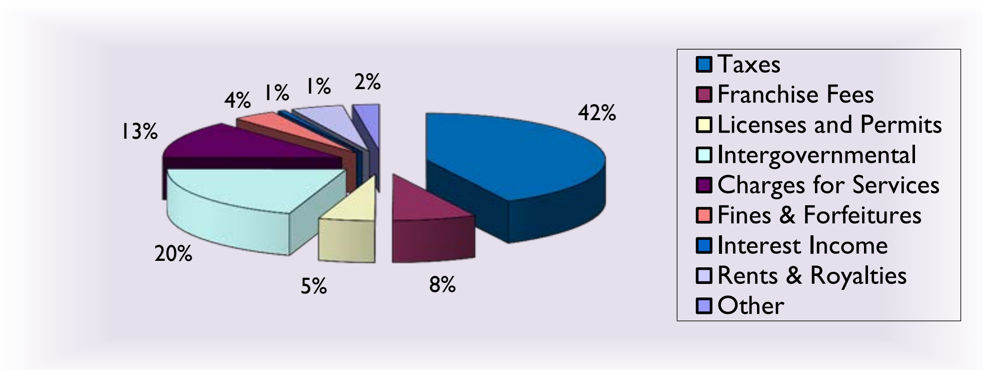
Unrestricted net assets is the remaining net assets that is neither restricted nor invested in capital assets - net of related debt. Unrestricted net assets represent that portion of net assets that is available for spending in future years. As of September 30, 2014, the City's unrestricted net assets amounted to $9,707,714.

Total net position amounted to $41,976,774, an increase of $2,946,456 from the previous year. The majority of the increase in governmental activities net position is due to the increase in government wide revenues in excess of government wide operating expenses, due to savings resulting from management efficiencies resulting in less spending.



GOVERNMENTAL FUNDS – REVENUES

The City maintained 10 individual governmental funds. The governmental funds reflect the City's basic services, including public safety, transportation, general government administration, physical environment, and culture and recreation. The majority of services are financed through shared state sales tax, local utility tax, property tax and direct charges for services. The largest revenue source for the City is taxes (42%). The second largest revenue source is intergovernmental (20%).



Taxes	The taxes category includes property tax collected from property owners based upon the assessed valuation of the property and the tax rate; utility tax, taxes on the purchase of utility services including electric, water, gas, and telecommunications; and local business tax receipts.
Franchise Fees	Fees charged to providers for the privilege of having the franchise. Franchise fees are billed for electric, solid waste, gas, and towing.
Licenses and Permits	Revenues received for occupational building and planning permits.
Intergovernmental	The combined resources received from other governments in the form of grants, entitlements, state shared revenue, sales tax and gas tax.
Charges for Services	The combined resources of various departments for fees paid by the public, such as recreation fees and parking fees.
Interest Income	Interest earned on investments. The City invests in certificates of deposits, treasuries and federal agencies as allowed by state statutes and City policy.
Other	Revenues received that do not fall into the above designated categories, such as insurance proceeds and sale of surplus property.

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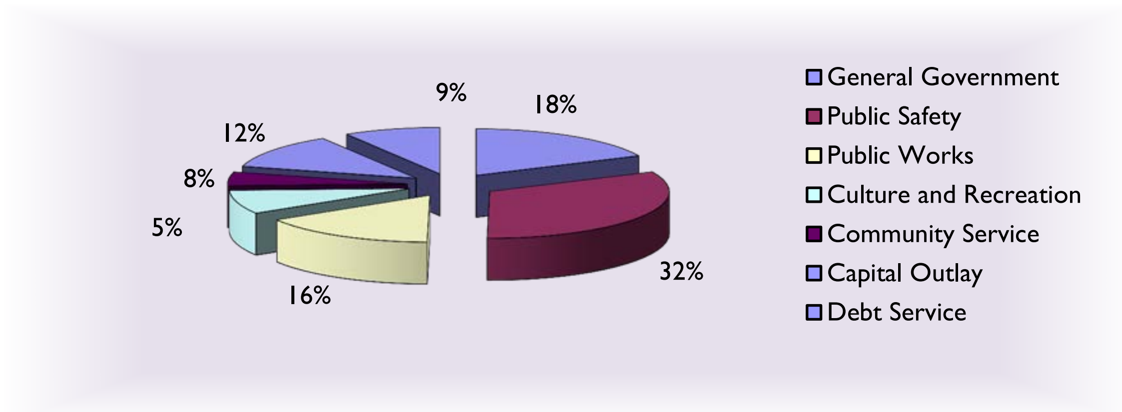
GOVERNMENTAL FUNDS – EXPENDITURES

Shown in the graph below are the City of South Miami's expenditures during 2014 totaling $20,400,588. Public Safety accounted for the largest part of the expenditures at $6,564,067 or 32% of the total expenditures. General Government accounted for $3,683,783 or 18% of the total expenditures.



General Government Expenditures that are incurred for administrative services including the City Commission, City Manager, City Attorney, Finance, Information Technology, Human Resources, and City Clerk.

Public Safety Expenditures associated with providing public safety services including police, fire, emergency medical services, building inspections, and code enforcement.

Public Works Expenditures reflect the costs incurred for planning functions and the costs associated with maintaining public infrastructure such as City roads, medians, parks and City facilities.

Culture and Recreation Expenditures reflect the expenses associated with services that enhance the culture of the community, such as recreation, sports, fitness, and special events.

Debt Service Expenditures to pay the principal and interest payments related to the City's long-term debt.

GENERAL FUND – REVENUES

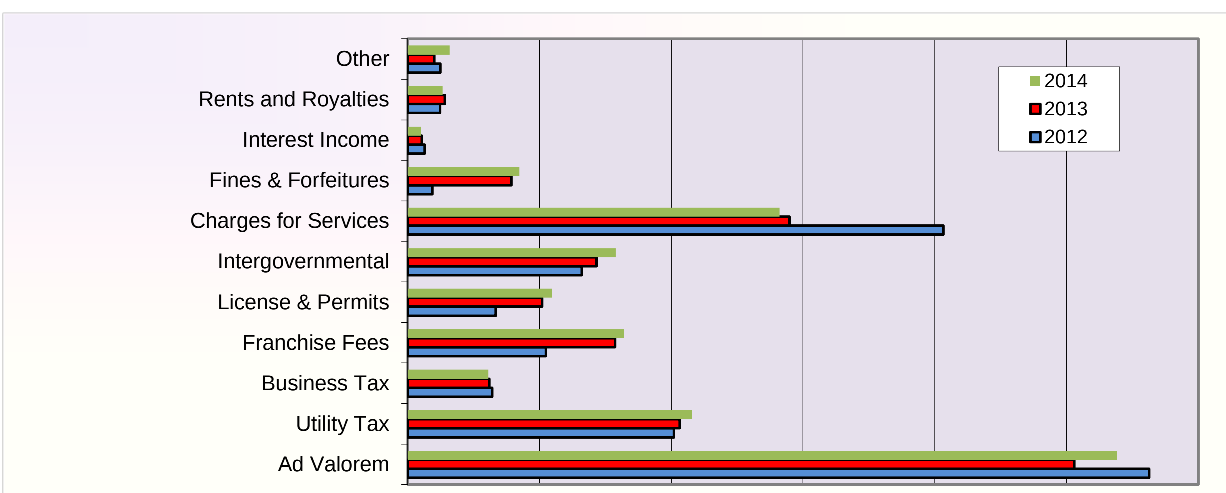
GENERAL FUND: The General Fund is the general operating fund of the City of South Miami. It is used to account for all financial resources except those required to be accounted for in another fund. These activities are funded principally by property taxes from individuals and businesses, and charges for services.

Revenues	2012	2013	2014
Ad Valorem	5,625,840	5,057,532	5,380,487
Utility Tax	2,020,473	2,064,595	2,159,537
Business Tax	640,860	619,815	612,865
Franchise Fees	1,047,915	1,573,714	1,641,415
License & Permits	667,219	1,019,507	1,095,232
Intergovernmental	1,320,645	1,432,441	1,578,176
Charges for Services	4,065,036	2,896,353	2,821,013
Fines & Forfeitures	187,560	785,593	846,219
Interest Income	129,365	107,045	100,188
Rents and Royalties	244,459	281,781	265,401
Other	247,982	201,722	318,436
	16,197,354	**16,040,098**	**16,818,969**

The above graph illustrates revenue for the General Fund during FY 2012, 2013 and 2014. Property taxes accounted for the majority of the revenue in the General Fund followed by Charges for Services.

From 2013 to 2014, property tax revenues have increased by 6%. This increase in property tax revenue is attributed to the stabilization of the City's assessments of existing property values made by the Miami-Dade County Property Appraiser's Office.

Licenses & Permits increased by 7% mostly due to the construction of the Metro South project in the fiscal year.



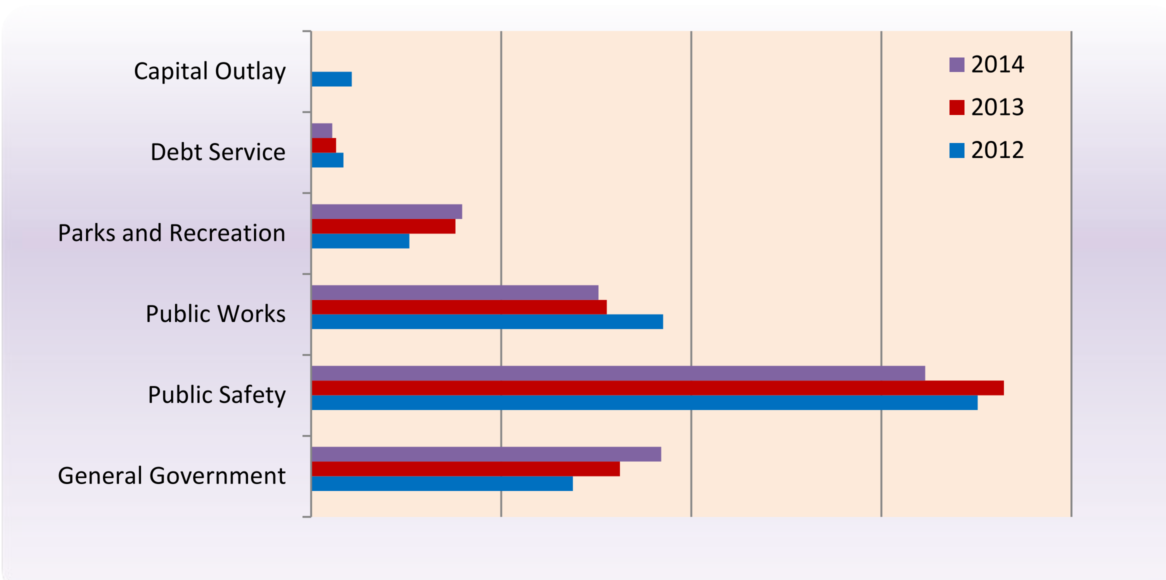
GENERAL FUND – EXPENDITURES

The General Fund accounts for the normal recurring activities of the City (including general government, public safety, public works, and parks and recreation). The General Fund is used to fund police services, fire/rescue services, parks maintenance, among other essential functions of the City of South Miami.

Expenses	2012	2013	2014
General Government	2,754,946	3,249,653	3,683,783
Public Safety	7,014,325	7,289,896	6,460,890
Public Works	3,704,704	3,113,658	3,023,027
Parks and Recreation	1,034,205	1,519,087	1,590,736
Debt Service	342,245	263,025	222,523
Capital Outlay	427,488	0	0
	15,277,913	15,435,319	14,980,959

Compared to the previous year, FY 2014 expenditures decreased approximately 3% to $14,980,959. The City's administration has developed a proactive approach to reduce costs during the current economic environment and reduction in capital outlay.

The graph below illustrates expenditures for the General Fund during 2012, 2013 and 2014. Public Safety accounted for approximately 43% of expenditures in the General Fund.



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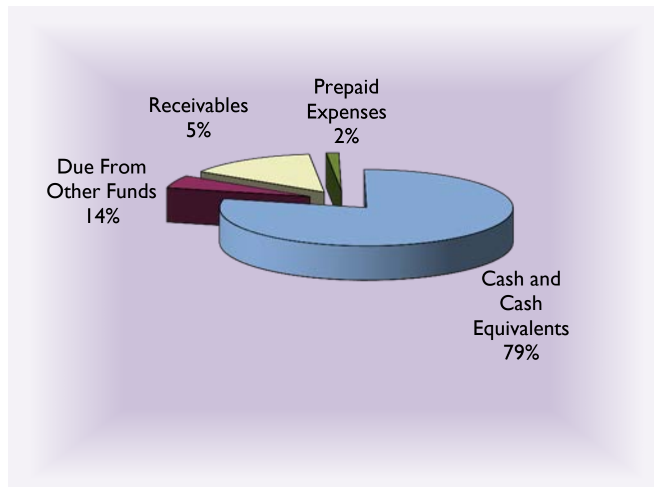
FINANCIAL POSITION STATEMENT

Summary

The Financial Position, known as the Balance Sheet, in accounting terms, provides a picture of the City of South Miami's financial position as of September 30, 2014.

TOTAL GOVERNMENTAL FUNDS	
ASSETS:	
Cash and Cash Equivalents	$17,918,335
Receivables	1,215,156
Due From Other Funds	3,230,056
Prepaid Expenses	312,692
Total Financial Assets	22,676,239
LIABILITIES:	
Amounts Due to Employees & Vendors	1,122,340
Due to Other Funds	3,230,056
Deferred Revenue	446,723
Other Financial Obligations	683,115
Total Financial Liabilities	5,482,234
TOTAL GOV. FUNDS: BALANCES	17,194,005



Cash is the amount of physical cash held in City of South Miami bank accounts for the purpose of paying expenses.

Investments are made up of securities such as certificates of deposits and U.S. Treasuries purchased to earn interest on excess/reserved cash.

Receivables represent the amounts which are owed to the City of South Miami and are expected to be paid to the City over the course of the next twelve months.

Due from Other Governments represent the amounts that are owed to the City of South Miami from other government agencies and are expected to be paid to the City over the course of the next twelve months.

Prepaid Expenses represent expenses prepaid by the City.

Amounts due to employees and vendors are those items that the City of South Miami owes to individuals and companies who supply services or goods and the expected payments are to be made within twelve months.

Deferred Revenue represents the Local Business Tax License revenues, which are collected in the existing fiscal year and reflected as revenue in the following fiscal year.

Other Financial Liabilities represents the amount that the City of South Miami borrowed to undertake capital projects. This amount is estimated to be paid within one year.

Fund Balance represents the difference between the assets and liabilities of a in a governmental fund.

SUMMARY OF CAPITAL ASSETS

Capital Assets are defined as land, buildings, improvements, equipment, and infrastructure owned by the City of South Miami and purchased by each department as needed. This summary is the total dollar amount held by the City of South Miami as of September 30, 2014.

CAPITAL ASSET	2013	2014
Land	14,603,765	14,603,765
Construction in Progress	93,643	93,643
Building & Improvements	14,951,827	16,238,519
Machinery & Equipment	2,119,149	2,001,452
Land Improvements	302,067	349,779
Infrastructure	6,482,530	6,280,033
Intangible Assets	249,048	159,397
	38,802,029	39,726,588

Land

The amount listed is the total amount of land purchased and owned by the City of South Miami for government use.

Building & Improvements

The amount listed is the cost of permanent structures such as City Hall, Public Works building, Recreation Complex, Community Center etc.

Land Improvements

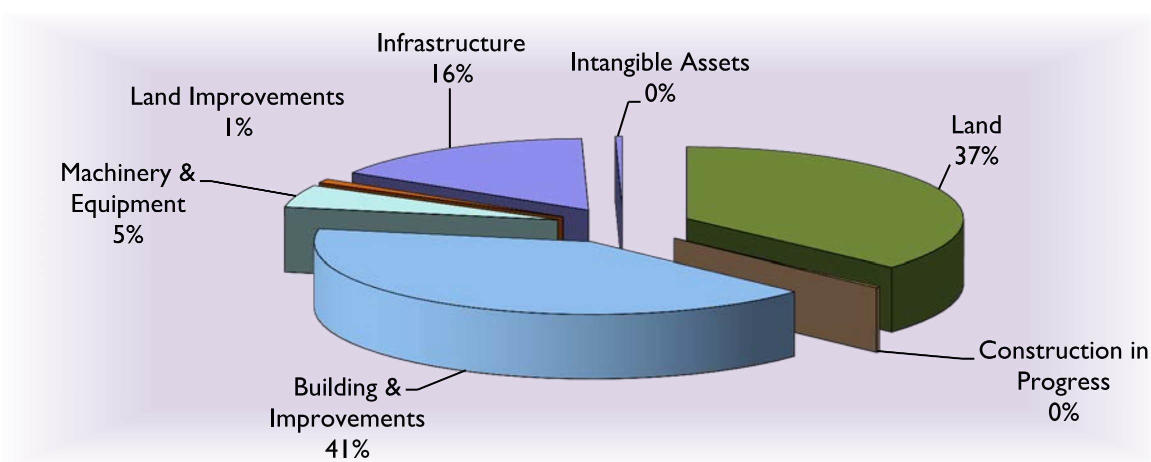
The cost of improvements made to City land and buildings.

Machinery & Equipment

Includes the cost of all machinery, vehicles, office furniture, computers, etc. with a normal expected life of one year or more.

Infrastructure

Includes the cost of all roads, bridges, medians, drainage systems, water and sewer systems, lighting systems, and other permanent improvements that add value to the land.

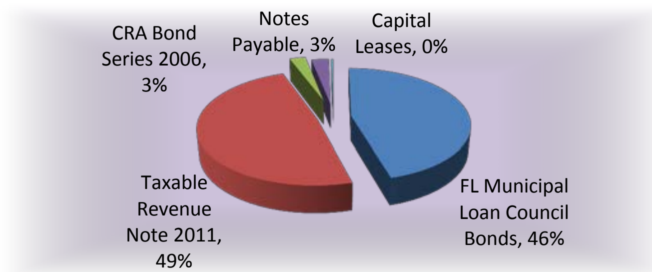


DEBT STRUCTURE

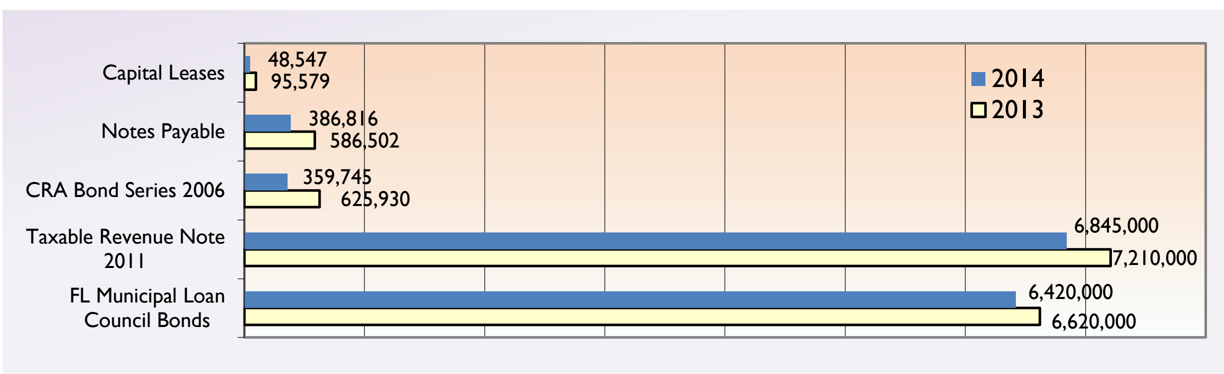
The City of South Miami utilizes the Florida Municipal Loan Program to issue long-term bonds in an effort of achieving greater economies of scale. The program offers many advantages to smaller municipal borrowers. The City receives a higher credit rating on the bonds; longer amortization schedules; lower cost of issuance and carrying costs; and the rates are fixed. Additionally, Taxable Revenue Note, Series 2011 is a City issued note, to *partially advance refund* $1,725,000 and $3,775,000 of the FMLC 2002A and 2006 revenue bonds, respectively, and also to *currently refund* the then remaining obligation of the Capital Improvement Promissory Note, Series 2009 in the amount of $ 814,488.

The table and graph below illustrates the City's long-term obligations as of September 30, 2013 and September 30, 2014.

Long Term Obligations	2013	2014
FL Mun. Loan Council Bonds	6,620,000	6,420,000
Taxable Revenue Note 2011	7,210,000	6,845,000
CRA Bond Series 2006	625,930	359,745
Notes Payable	586,502	386,816
Capital Leases	95,579	48,547
	15,138,011	14,060,108



The table below represents the City's annual financial obligations for our outstanding revenue notes payable and notes payable.



Total Debt Service Requirements

The following is a summary of changes in long-term liabilities of the City for governmental activities for the year ended September 30, 2014:

Governmental Activities	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
FL Municipal Loan Council Bonds	6,620,000		200,000	6,420,000	615,000
Taxable Revenue Note, Series 2011	7,210,000		365,000	6,845,000	400,000
CRA Bond Series 2006	625,930		266,185	359,745	282,491
Notes payable	586,502		199,686	386,816	201,769
Capital leases	95,579		47,032	48,547	48,547
Compensated Absences	1,103,913	794,054	634,031	1,263,936	379,181
	16,241,924	794,054	1,711,934	15,324,044	1,926,988

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OTHER INFORMATION

TOP 10 PRINCIPAL PROPERTY TAXPAYERS

(amounts expressed in thousands)

2014

Taxpayer		Assessed Valuation	Rank	% Total Valuation
Bakery Associates, Ltd.	$	88,550	1	5.98%
RRC 57th Avenue LLC		43,590	2	2.94%
Larkin Community Hospital, Inc.		21,876	3	1.48%
JW Advance LLC		20,000	4	1.35%
S. Miami Hospital Dev Fund Inc.		19,800	5	1.34%
Florida Power & Light Company		15,156	6	1.02%
South Miami Corp.		15,012	7	1.01%
Kimco South Miami		13,315	8	0.90%
Capstone Capital Trust, Inc.		13,200	9	0.89%
HTA Sunset LLC		11,293	10	0.76%
	$	261,792		17.68%

PROPERTY TAX RATES

FY	City	County	School	Other	**TOTAL**
2004	7.3730	9.9010	9.1000	0.7355	**27.1095**
2005	7.2130	9.8112	8.6870	0.7355	**26.4467**
2006	6.6810	9.6958	8.4380	0.7355	**25.5503**
2007	5.8810	9.4593	8.1050	0.7355	**24.1808**
2008	4.8180	7.9198	7.9480	0.6585	**21.3443**
2009	5.2790	8.1534	7.7970	0.6585	**21.8879**
2010	4.9526	8.2322	7.9950	0.6585	**21.8383**
2011	4.9526	9.2518	8.2490	0.6585	**23.1119**
2012	4.6662	8.2322	8.0050	0.4708	**21.3742**
2013	4.3639	8.1237	7.9980	0.4634	**20.9490**
2014	4.3639	8.3330	7.9740	0.4187	**21.0896**

PROPERTY ASSESSED VALUE

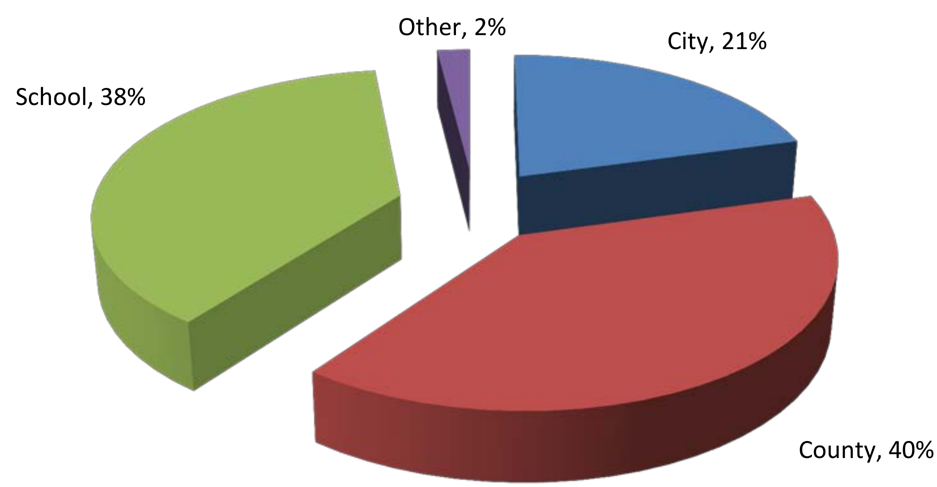
(amounts expressed in thousands)

Fiscal Year	Real Property	Personal Property	Total Assessed Value
2004	919,791	83,712	1,003,503
2005	1,125,391	86,708	1,212,099
2006	1,363,371	82,658	1,446,029
2007	1,578,948	86,150	1,665,098
2008	1,621,815	69,137	1,690,952
2009	1,455,867	78,411	1,534,278
2010	1,350,917	71,712	1,422,629
2011	1,347,024	66,751	1,413,775
2012	1,362,014	64,823	1,426,837
2013	1,372,600	60,743	1,433,343
2014	1,411,443	69,158	1,480,601

OTHER INFORMATION (CONT)

TOP TEN INDUSTRIES	
1	HEALTHCARE
2	RETAIL
3	AUTO BODY SHOPS
4	RESTAURANTS
5	BEAUTY SALONS
6	LEGAL SERVICES
7	BANKS
8	PHARMACY
9	FITNESS FACILITIES
10	REAL ESTATE

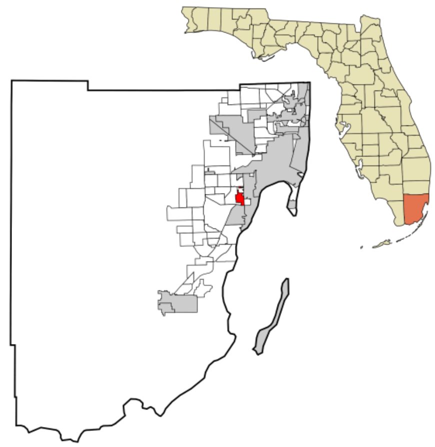
For fiscal year 2014, the total property tax rate for each property owner in the City was 21.0896. The majority of the property tax paid went to Miami-Dade County (8.3330) with the second most going to the School (7.9740). As illustrated below, the City's tax rate represents 21% of the total property tax bill. This demonstrates that for every dollar of property tax spent only twenty-one cents goes to the City of South Miami.



South Miami
THE CITY OF PLEASANT LIVING

INTERESTING INFORMATION

Quick Facts 2010 Census	
Population:	11,657
Pop. Change:	8.53%
State:	Florida
Metro Area:	Miami-Fort Lauderdale-Miami Beach Metro Area
County:	Miami-Dade County
City:	South Miami



*As per Bureau of Economic & Business Research at UF, the City Population for FY 2014 is 13,778. This is the number which will be used for State Revenue Sharing calculations.

	Number			% in Total Population			% Change 2000-2010		
Category	**Total**	**Male**	**Female**	**Total**	**Male**	**Female**	**Total**	**Male**	**Female**
Total	**11,657**	**5,721**	**5,936**	**100**	**49.08**	**50.92**	**8.53**	**10.68**	**6.53**
Median Age	36.7	34.8	38.7	N/A	N/A	N/A	N/A	N/A	N/A
• 16 and Over	9,579	4,643	4,936	82.17	39.83	42.34	N/A	N/A	N/A
• 18 and Over	9,303	4,499	4,804	79.81	38.59	41.21	12.07	14.13	10.21
• 21 and Over	8,622	4,167	4,455	73.96	35.75	38.22	8.15	N/A	N/A
• 62 and Over	1,851	780	1,071	15.88	6.69	9.19	7.18	N/A	N/A
• 65 and Over	1,520	621	899	13.04	5.33	7.71	3.83	9.91	0

Category	Number	% in Total Housing Units	% Change 2000-2010
Total housing units	**5,174**	**100**	**16.09**
Total: Occupied housing units	4,699	90.82	9.25
Owner-occupied housing units	2,573	49.73	-3.74
Renter-occupied housing units	2,126	41.09	30.59
Population in occupied housing units: Owner-occupied housing units	7,052		
Population in occupied housing units: Renter-occupied housing units	4,507		
Occupied housing units Average household size: Owner-occupied	2.7		
Occupied housing units Average household size: Renter-occupied	2.1		

Average household size	**2.46**
Average family size	**3.16**

Information provided above was obtained at HTTP://WWW.LEDGERDATA.COM/CENSUS/FLORIDA/SOUTH-MIAMI-CITY/67550

INTERESTING INFORMATION (CONT)

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS						
Fiscal Year	Population (1)	Personal Income (Amounts Expressed in Thousands) (2)	Per Capita Personal Income (2)	Median Age (2)	School Enrollment (3)	Unemployment Rate (4)
2005	10,768	$ 70,514.00	$ 29,955.00	37.4	1,708	4.5
2006	10,891	$ 74,534.00	$ 31,347.00	37.4	1,708	3.8
2007	10,528	$ 80,112.00	$ 33,712.00	37.8	6,123	3.8
2008	11,183	$ 85,979.00	$ 36,081.00	38.2	5,957	5.8
2009	10,678	$ 85,979.00	$ 29,689.00	40.7	5,701	11.8
2010	10,678	$ 88,955.00	$ 29,689.00	40.7	3,500	12.1
2011	11,657	$ 90,915.00	$ 36,357.00	40.7	3,450	12.3
2012	13,576	$ 96,658.00	$ 37,834.00	36.7	3,397	8.8
2013	13,778	$ 100,689.00	$ 38,860.00	36.7	3,420	6.7
2014	13,623	$ 104,373.00	$ 39,880.00	37.1	3,372	6.5

Source:
(1) Bureau of Economic and Business Research - University of Florida
(2) U.S. Department of Commerce, Bureau of Economic Analysis and Bestplaces.net/city/South_Miami.
(3) Miami-Dade County Public Schools Registrar's Office (private schools excluded).
(4) Miami Dade County Labor Market Report

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
FUNCTION:										
General government	17	20	27	29	30	28	25	18	21	21
Public safety:										
Police:										
Officers	49	49	51	45	49	49	51	51	48	50
Civilians	9	6	7	8	8	7	9	9	8	9
Building and zoning	13	18	17	16	18	16	17	14	12	4
Public works	19	24	26	25	24	26	23	25	24	17
Recreation and social and services	32	25	9	15	14	13	10	10	10	10
Sanitation	12	10	10	10	10	9	9	9	9	11
Total	**151**	**152**	**147**	**148**	**153**	**148**	**144**	**136**	**132**	**122**

CITY OF SOUTH MIAMI DIRECTORY

Contact Us

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INTERESTED IN MORE FINANCIAL INFORMATION?

The information in this report is drawn from the City of South Miami Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2014 which may be accessed at WWW.SOUTHMIAMIFL.GOV. This report's financial data is consistent with Generally Accepted Accounting Principles (GAAP).

The City's financial statements are designed to provide South Miami citizens, taxpayers, customers, investors, and creditors with a general overview of City finances and to demonstrate the City's accountability of the resources it receives and expends.

City Commission meetings are held the first and third Tuesday of every month.

South Miami Sustainability
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