

FY 2023/24
Budget Discussion

SUNSHINE MEETING
AUGUST 22, 2023

JULY 1 PRELIMINARY TAXABLE VALUES & PROPERTY TAX REVENUE

2022 Preliminary Property Values	FY 2023 Property Tax Revenue	2023 Preliminary Property Values	Tentative Millage	FY 2024 Property Tax Revenue	Increase Revenue over FY 2023
\$ 20,101,009,587	\$ 106,154,437	\$ 22,642,968,475	5.559	\$ 119,578,649	\$ 13,424,212

2022 Taxable Property Value	Homesteaded Properties (Max 3%)	2023 Taxable Property Value	Property Tax (5.559)	Change in Tax Amount from Prior Year
\$ 291,262	3%	\$ 300,000	\$ 1,668	\$ 49
485,437	3%	500,000	2,780	81
498,336	3%	513,286*	2,853	83
728,155	3%	750,000	4,169	121
844,972	3%	870,321*	4,838	141
970,874	3%	1,000,000	5,559	162

* The 2023 median taxable value for Homesteaded Residential is \$513,826 and the average is \$870,321

INCREASED PROPERTY TAX REVENUE BY PROPERTY TYPE

The increase to property tax revenue generated resulting from the increase in property values is estimated to be \$13,424,212.

The chart below estimates the increased property tax revenue by property type.

Property Type	Total Increased Revenue Generated*	% of Total Increased Revenue Generated
Single Family	6,899,679	51%
Single Family - Homesteaded	4,158,881	31%
Single Family -Non-Homesteaded	2,740,798	20%
Condominium	1,594,827	12%
Condominium - Homesteaded	766,163	6%
Condominium -Non-Homesteaded	828,664	6%
Commercial/Multi/Other	4,402,359	33%
Personal Property/Cent Assd	527,347	4%
Increased Revenue over FY 2023	\$13,424,212	

*Estimates based on information available as of July 1 for 2023 Preliminary Property Value Reports

DISTRIBUTION OF AD VALOREM PROPERTY TAX

2022 Property Values and Estimated Taxes

Assumes a Taxable Value 3% Less than 2023 and 2023 Millage Rates

2022 Taxable Property Value	Coral Gables	% of Total	School Board	% of Total	MDC	% of Total	Regional	% of Total	2022 Total Ad Valorem Property Tax
Millage Rate	5.559	31.24%	6.589	37.02%	5.3867	30.27%	0.2621	1.47%	17.797
\$ 291,262	\$ 1,619	31.24%	\$ 1,919	37.02%	\$ 1,569	30.27%	\$ 76	1.47%	\$ 5,184
485,437	2,699	31.24%	3,199	37.02%	2,615	30.27%	127	1.47%	8,639
498,336	2,770	31.24%	3,284	37.02%	2,684	30.27%	131	1.47%	8,869
728,155	4,048	31.24%	4,798	37.02%	3,922	30.27%	191	1.47%	12,959
844,972	4,697	31.24%	5,568	37.02%	4,552	30.27%	221	1.47%	15,038
970,874	5,397	31.24%	6,397	37.02%	5,230	30.27%	254	1.47%	17,278

2023 Property Values and Estimated Taxes

Assumes a 3% Increase in Taxable Value from 2022 and 2024 Tentative Millage Rates

2023 Taxable Property Value	Coral Gables	% of Total	School Board	% of Total	MDC	% of Total	Regional	% of Total	2023 Total Ad Valorem Property Tax	Compared to 2022	
Millage Rate	5.559	31.41%	6.589	37.22%	5.2907	29.89%	0.2621	1.48%	17.701	Total Property Tax	Coral Gables Tax
\$ 300,000	\$ 1,668	31.41%	\$ 1,977	37.22%	\$ 1,587	29.89%	\$ 79	1.48%	\$ 5,310	\$ 127	\$ 49
500,000	2,780	31.41%	3,295	37.22%	2,645	29.89%	131	1.48%	8,850	211	81
513,286	2,853	31.41%	3,382	37.22%	2,716	29.89%	135	1.48%	9,086	217	83
750,000	4,169	31.41%	4,942	37.22%	3,968	29.89%	197	1.48%	13,276	317	121
870,321	4,838	31.41%	5,735	37.22%	4,605	29.89%	228	1.48%	15,405	368	141
1,000,000	5,559	31.41%	6,589	37.22%	5,291	29.89%	262	1.48%	17,701	422	162

IMPACT OF REDUCTION TO MILLAGE

% Reduction to Millage Rate	Resulting Millage Rate	Property Tax Revenue Generated	Reduction in Revenue compared to Current Millage
0.00%	5.559	\$ 119,578,649	\$ -
2.50%	5.420	116,588,645	(2,990,004)
5.00%	5.280	113,577,130	(6,001,519)
7.50%	5.140	110,565,615	(9,013,034)
10.00%	5.000	107,554,100	(12,024,549)

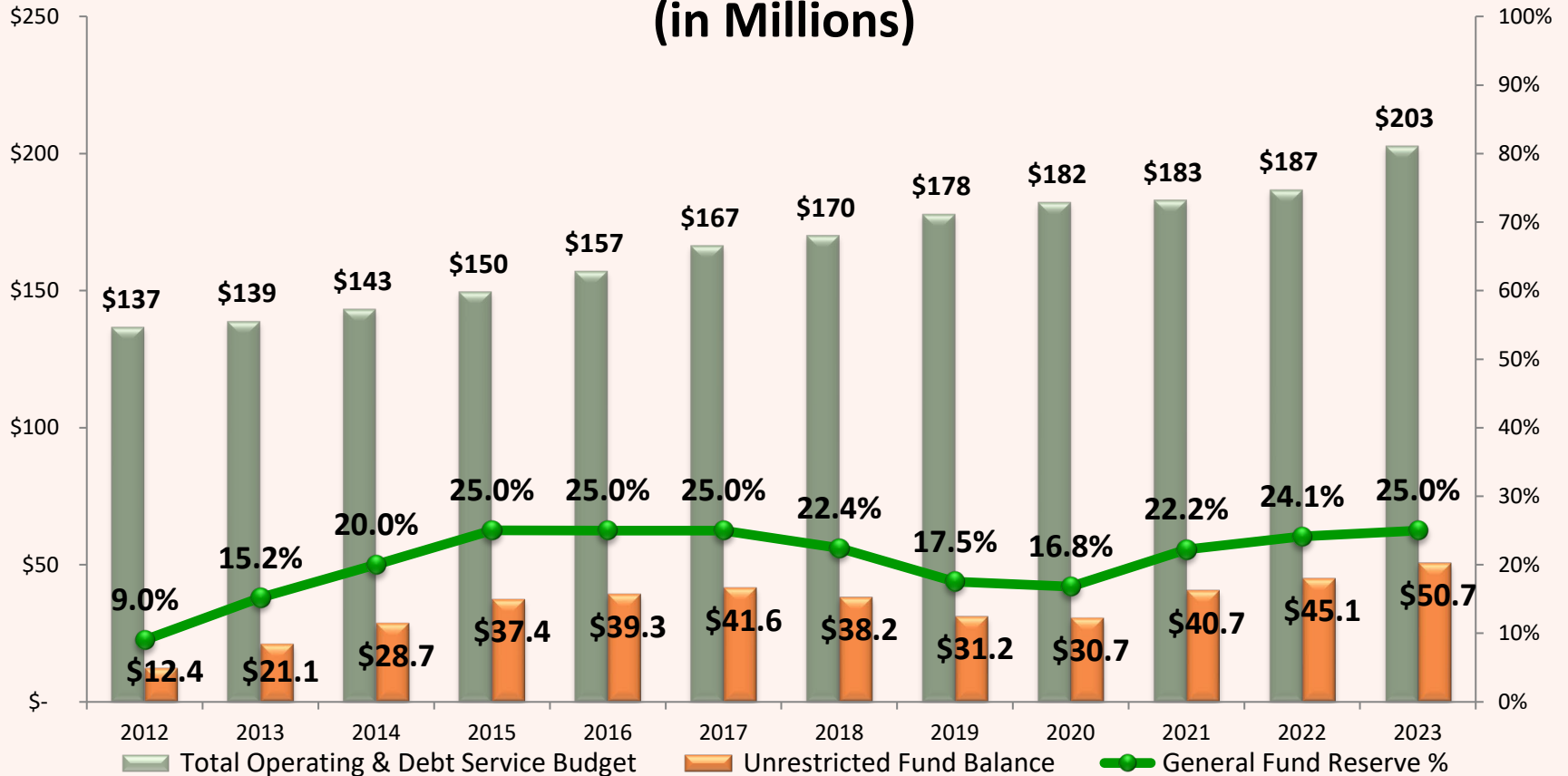
Taxable Property Value	No Decrease in Millage	Estimate Increase from 2023	2.5% Millage Decrease	Change compared to Current Millage	5% Millage Decrease	Change compared to Current Millage	7.5% Millage Decrease	Change compared to Current Millage	10% Millage Decrease	Change compared to Current Millage
Millage Rate	5.559		5.420		5.280		5.140		5.000	
\$ 300,000	\$ 1,668	\$ 49	\$ 1,626	\$ (42)	\$ 1,584	\$ (84)	\$ 1,542	\$ (126)	\$ 1,500	\$ (168)
500,000	2,780	81	2,710	(70)	2,640	(140)	2,570	(210)	2,500	(280)
513,286	2,853	83	2,782	(71)	2,710	(143)	2,638	(215)	2,566	(287)
750,000	4,169	121	4,065	(104)	3,960	(209)	3,855	(314)	3,750	(419)
870,321	4,838	141	4,717	(121)	4,595	(243)	4,473	(365)	4,352	(487)
1,000,000	5,559	162	5,420	(139)	5,280	(279)	5,140	(419)	5,000	(559)

* The 2023 median taxable value for Homesteaded Residential is \$513,826 and the average is \$870,321

FUNDED BY GENERAL FUND

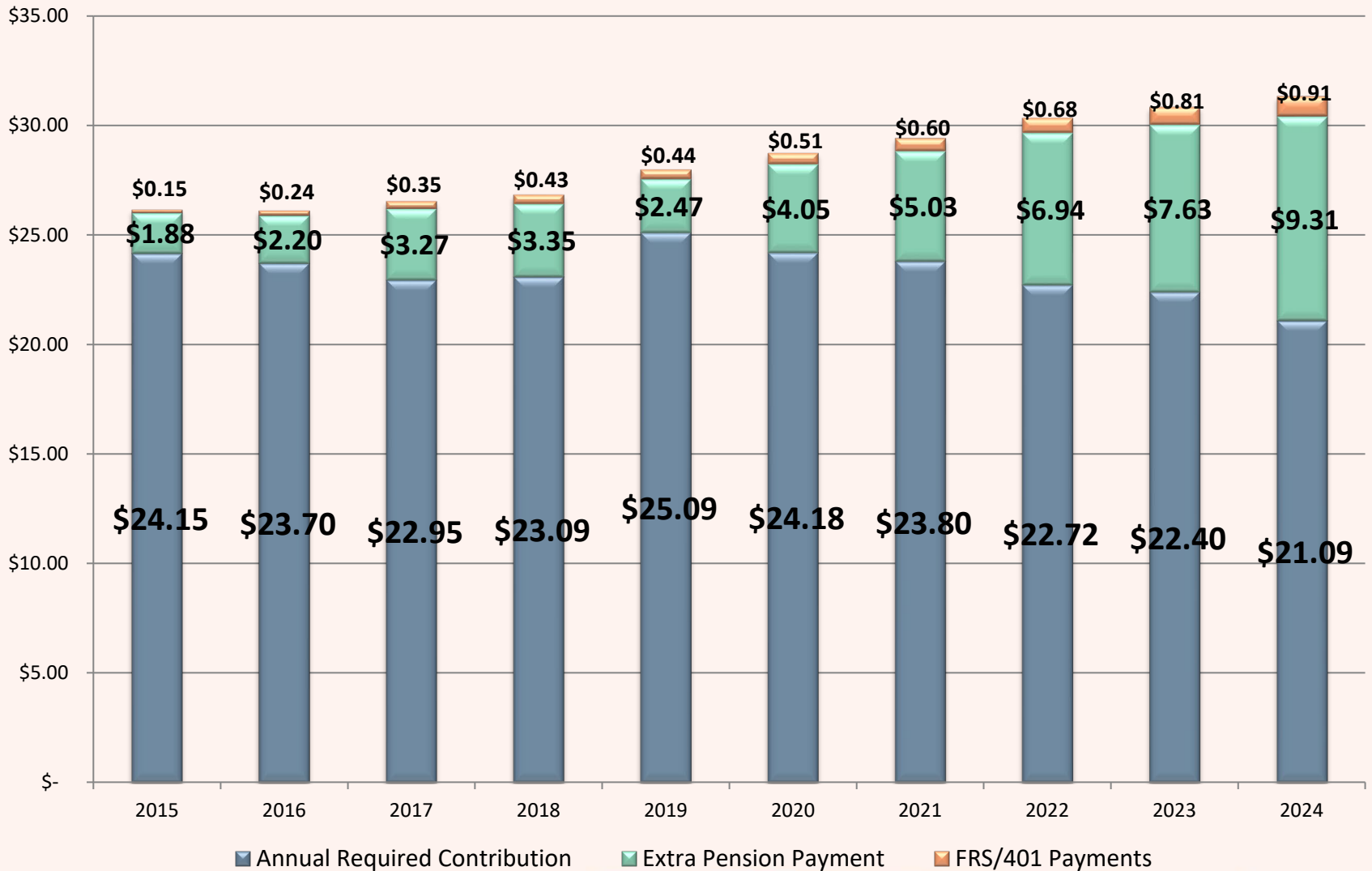
Capital Projects (<u>Recurring Funds</u>)	\$ 19,400,000
Matrixes - Facility Maintenance & Equip Replacement	\$ 9.2M
Capital Construction Projects	\$ 10.2M
Pension – Extra Payment to Pay UAAL (<u>Recurring Funds</u>)	\$ 8,600,000
City Services / Operating Budget (<u>Recurring Funds</u>)	\$ 183,000,000
25% Fund Balance Reserve (<u>Non-recurring Funds</u>)	\$ 50,698,000

General Fund Reserve Analysis (in Millions)



Resolution 2016-34 establishes the City’s reserve requirement policy at 25% of the total operating and debt service budgets, not just 25% of the General Fund. However, the 25% reserve is held in General Fund dollars, freeing up other fund balances for investment in capital infrastructure.

Annual Pension Contributions (in Millions)



RECOMMENDATION

- Maintain 5.559 Millage Rate
- Continue Extra Payment towards the Unfunded Pension Liability
- Maintain 25% Funds Balance Reserve Policy
- Adopt the FY 2023/24 Proposed Budget as Presented
(July 1 Budget Estimate with updated revenue estimates)

CORAL
GABLES®
THE CITY BEAUTIFUL

A WORLD CLASS CITY WITH A HOMETOWN FEEL