



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - December 31, 2024

Prepared & Approved:

Gina Clayton

CRA Finance & Operations Director

Reviewed & Approved:

Ree J.

CRA Executive Director



CRA Delray Beach

Statement of Net Assets

December 31, 2024 (FY2024-2025)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,233
1150 · SunTrust	1,491,577
1161 · TD Bank	1,083,513
1170 · City National	105,389,877
1190 · Petty Cash	146
Total Cash in Banks	107,973,345
Total 1600 · CAPITAL ASSETS	45,586,929
1674 - Arts Warehouse	2,102,266
1682 - Furniture & Fixture-Arts Warehouse	36,271
1692 - Office Equipment-Arts Warehouse	16,797
1699 - Accumulated Depreciation	-3,509,129
Other Assets	
1250 · A/R	4,584
1257 · A/R- Loans CLT	175,249
1259 - A/R - Loans- Hatcher	1,400,000
1280 - A/R -Lease Receivables	3,922,499
1251 - Long Term A/R	104,594
1261 - Village Square Elderly AR	2,575,000
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1924 - Deposits - Land Purchases	1,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	155,473
Total Other Assets	53,371,428
TOTAL ASSETS	161,344,774

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities	
2100 - Accounts Payable	541,642
2121 - Credit Card Payable	0
2135 - Accrued Vacation & Comp Time	50,021
2136 - Accrued Payroll Taxes	5,631
2137 - Accrued Payroll	24,139
2145 - Refundable Tenant Deposits	250
2147 - Accrued PXHSF Health Savings	-1,511
2148 - Accrued 457 Deferred	11,480
2149 - Accrued Section 125	6,441
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	12,383
Total Current Liabilities	656,366
Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	3,922,499
Total Current Liabilities	3,922,499
Total Liabilities	4,578,865
Equity	156,765,909
TOTAL LIABILITIES & EQUITY	161,344,774



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities

(Unaudited)

For the Period and Y-T-D ended December 31, 2024 (FY 2024-2025)

	December 2024 M-T-D	Oct 1 -Dec 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach	21,982,407	21,982,407	21,982,407	0
4010 · TIF - County	16,748,359	16,748,359	16,748,359	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	38,730,766	38,730,766	38,730,766	-
4050 · CRA ADMINISTRATION SOURCES				
4210 · Grants			30,000	(30,000)
4216 · Green Market Booth & Other	6,300	6,390	42,000	(35,610)
4218 · Snap Program	716	1,459	5,000	(3,541)
4240 · Property Revenue (Lease Interest)	10,198	29,401	19,605	9,796
4251 · 98 NW 5th Avenue Property Revenue (Rents)	1,318	3,527	60,000	(56,473)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	5,583	32,011	160,000	(127,989)
4400 · Lease Income			166,000	(166,000)
4500 · General Fund Carryforward from FY 23-24		56,407,297	56,407,297	0
4700 · Reimbursements from the City of Delray Beach			250,000	(250,000)
4750 · Other Reimbursements	15	15	-	15
4800 · Loan Receivable Interest	3,854	7,712	46,032	(38,320)
4900 · Interest Earned	11,547	37,976	75,000	(37,024)
Total 4050 · CRA ADMINISTRATION SOURCES	39,530	56,525,788	57,385,934	(860,146)
Total Revenue from Activities	38,770,296	95,256,554	96,116,700	(860,146)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5118 · Demolition of 700 Atlantic Avenue	261	261	100,000	99,739
5120 · Project Develop/Implementation	723	723	100,000	99,278
5123 · NW 600 Block Redevelopment		5,033	1,900,000	1,894,968
5124 · NW 800 Block Redevelopment			7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	665	2,480	200,000	197,520
Total 5100 · West Atlantic Redevelop	1,649	8,496	9,300,000	9,291,504
5200 · DOWNTOWN- DB-MASTER PLAN				
5201 · Old School Square Campus Activation			500,000	500,000
5239 · Project Develop / Implementation			5,000	5,000
5295 · Legal Fees -DB Master Plan	375	375	2,500	2,125
Total 5200 · DOWNTOWN- DB-MASTER PLAN	375	375	507,500	507,125
5300 · SW Neighborhood Plan				
5364 · Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation			75,000	75,000
5366 · Dr. Rev Thomas Park Playground		700		(700)
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan		700	5,000	4,300
Total 5300 · SW Neighborhood Plan	-	1,400	440,000	438,600
5500 · Osceola Neighborhood Plan				
5510 · Osceola Infrastructure Improvement (CIP)			62,000	62,000
5525 · Currie Commons Restrooms (CIP)		-	600,000	600,000
5530 · Project Develop / Implementation			5,000	5,000
Total 5500 · Osceola Neighborhood Plan	-	-	667,000	667,000
5600 · OTHER				
5610 · Land Acquisition-Other	1,000	11,000	12,000,000	11,989,000
5615 · Project Development/Implementation	923	7,368	50,000	42,632
5621 · Merritt Park - Shade Enhancement			150,000	150,000
5622 · Northwest Neighborhood Improvements (CIP)			8,435,007	8,435,007
5623 · Disparity Study			50,000	50,000
5625 · Artists Alley Drainage Improvement (CIP)			324,000	324,000
5526 · ADU LDR Setter			32,000	32,000
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities

(Unaudited)

For the Period and Y-T-D ended December 31, 2024 (FY 2024-2025)

	December 2024 M-T-D	Oct 1 -Dec 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
5695 - Other - Legal	4,610	7,001	75,000	67,999
Total 5600 · OTHER	6,533	25,369	66,116,007	66,090,638
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	8,557	35,641	77,030,507	76,994,866
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage			75,000	75,000
6208D · 98 NW 5th Avenue Tenant Improvements -(Capital Assets)		20,257	500,000	479,743
6218 ·98 NW 5th Avenue- Building Maintenance	1,196	8,429	25,000	16,571
6219 ·98 NW 5th Avenue- Building Security		726	25,000	24,274
6221 ·98 NW 5th Avenue- Utilities	459	2,352	5,000	2,648
6214 · Project Development/Implementation	3	3	75,000	74,997
6215 · Legal Fee-NW/SW 5th Ave-Beautification		1,950	15,000	13,050
6216A · 95 SW 5th Avenue Design/Construction Administration		2,678	45,000	42,322
6216B · 95 SW 5th Avenue Construction-Construction	106,485	8,780	1,100,000	1,091,220
6217 ·95 SW 5th Avenue- Building Security		-	25,000	25,000
Total 6200 · NW/SW-5th Ave Beautification	108,144	45,176	1,890,000	1,844,824
6300 · Redevelopment Sites				
6303 · Maintenance	2,963	16,838	600,000	583,162
6305 - Project Develop/Implementation			25,000	25,000
6306 · IPIC Parking Facility Maintenance			50,000	50,000
6307 · Parking Lot Maintenance			75,000	75,000
6308 ·Secuirty		71	25,000	24,929
6309 ·Secuirty Camera			150,000	150,000
6310 - Property Insurance	116,450	116,450	465,800	349,350
6315 - Property Taxes	323	46,728	100,000	53,272
6320 - Utilities	3,116	16,071	55,000	38,929
6330 - Block 60 Parking Lots			12,000	12,000
6350 - West Settlers Condo Association			11,000	11,000
6395 - Legal Fees	4,249	6,599	7,500	901
Total 6300 · Redevelopment Sites	127,100	202,757	1,576,300	1,373,543
6500 · Affordable/Workforce Housing Program				
6511 - Project Development/Implementation			5,000	5,000
6512 - Support for Affordable Housing Initiatives			1,000,000	1,000,000
6535 - A-Guide Funding - DBCLT			239,810	239,810
6545 · Eagles Nest			150,000	150,000
6595 - Legal Fees	1,734	2,637	10,000	7,363
Total 6500 · Affordable/Workforce Housing	1,734	2,637	1,404,810	1,402,173
Total 6000 · REDEVELOPMENT PROJECTS	236,979	250,569	4,871,110	4,620,541
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs	-	39,671	500,000	460,329
Total 7300 · Grant Programs	-	39,671	1,100,000	1,060,329
7330 · City Contractual Services				
7332 - 2 Code Officers (NW/SW)			153,154	153,154
7334 · Housing Rehab Inspector (NW/SW)			58,881	58,881
7335 · Clean & Safe			5,225,605	5,225,605
7336 · Streetscape Maintenance	745	1,756	100,000	98,245
7337 · Project Engineer			139,487	139,487
7339 · Engineering Inspector			87,985	87,985
7340 · IT Services			110,000	110,000
7344 · 2 Litter Prevention Officers (NW/SW)			141,972	141,972
Total 7330 · City Contractual Services	745	1,756	6,017,084	6,015,329
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	3,503	3,503	50,000	46,497
7376 · A-GUIDE Funding			902,000	902,000
7375 · Community Resource Enhancement	3,503	3,503	952,000	948,497



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(Unaudited)

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	December 2024 M-T-D	Oct 1 -Dec 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
7380 · Green Market				
7381 · Green Market Program	14,215	48,718	210,000	161,282
Total 7380 · Green Market	14,215	48,718	210,000	161,282
7386 · Snap Program				
7386 · Snap Program	888	1,104	10,000	8,896
Total 7386 · Snap Program	888	1,104	10,000	8,896
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	22,058	79,756	350,000	270,244
7441 · Arts Warehouse-Capital Assets			800,000	800,000
Total 7400 · Arts Warehouse Program	22,058	79,756	1,150,000	1,070,244
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 · Disseminating Redevelopment Information	22,938	43,154	100,000	56,846
7426 · Project Development/Implementation			10,000	10,000
7470 · International Tennis Tournament			905,000	905,000
7490 · Legal Fees	100	100	2,500	2,400
Total 7400 · Disseminating Redevelopment Information	23,038	43,254	1,017,500	974,246
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	64,448	217,762	10,456,584	10,238,822
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	76,563	224,923	1,600,000	1,375,077
8013 · Payroll Taxes	4,518	13,954	130,000	116,046
8014 · Travel Allowance	460	1,380	9,000	7,620
8015 · Ins-Health/Dental/Life	8,873	26,778	150,000	123,222
8016 · Cell Allowance	600	1,800	10,000	8,200
8018 · Retirement Contributions	7,094	21,140	150,000	128,861
Total 8010 · PERSONNEL ITEMS	98,109	289,975	2,049,000	1,759,025
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	784	2,947	25,000	22,053
8109 · Postage/Express		369	2,000	1,631
Total 8100 · SUPPLIES & MATERIALS	784	3,315	27,000	23,685
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies		194	7,500	7,306
8211 · Equipment Rentals	477	1,532	15,000	13,468
8213 · Repairs/Maintenance	101	351	8,000	7,649
8214 · Furniture & Fixtures		161	10,000	9,839
8215 · Office Equipment (Assets)		11,620	75,000	63,380
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	578	13,857	115,500	101,643
8300 · OFFICE SPACE				
8305 · Storage	1,184	3,552	12,000	8,448
8307 · Maintenance	14,810	22,939	500,000	477,061
8309 · Telephones	1,381	4,468	25,000	20,532
8311 · Utilities	156	293	25,000	24,707
8315 · Security		185	20,000	19,815
Total 8300 · OFFICE SPACE	17,531	31,437	582,000	550,563
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	498	498	45,000	44,502
8402 · Board Administration	210	751	25,000	24,249
8403 · Legal - Administration	1,725	2,514	40,000	37,486
8405A -CRA Office Capital Outlay			500,000	500,000
8409 · Contractual Services	4,332	13,725	100,000	86,275
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	448	2,203	10,000	7,797
8415 · Advertising	362	1,311	5,000	3,689
8419 · Bank Services	122	188	5,000	4,812
8423 · Organization/Member Dues	632	964	20,000	19,036
8425 · Public Relations/Communications			75,000	75,000



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Statement of Activities

(Unaudited)

For the Period and Y-T-D ended December 31, 2024 (FY 2024-2025)

	December 2024 M-T-D	Oct 1 -Dec 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	21,250	21,250	85,000	63,750
8434 · Meetings		746	5,000	4,254
8436 · Seminars & Workshops		4,027	25,000	20,973
8445 · Travel	37	7,715	40,000	32,285
Total 8400 · ADMINISTRATION/OPERATIONS	29,616	55,892	985,000	929,108
Total 8000 · ADMINISTRATION	146,617	394,477	3,758,500	3,364,023
Total Expenditures for Activities	456,601	898,449	96,116,700	95,218,253
Revenue Over/(Under) Expenditures	38,313,695	94,358,106	(0)	94,358,106