



Monthly Financial Statements

FY 2025 - 2026

For the Period Ended and YTD - February 28, 2026

Prepared & Approved: *Gina Clayton*
CRA Finance & Operations Director

Reviewed & Approved: *Debbie J.*
CRA Executive Director



CRA Delray Beach
Statement of Net Assets
February 28, 2026 (FY2025-2026)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,653
1150 · Truist	1,491,893
1170 · City National	132,913,605
1190 · Petty Cash	146
Total Cash in Banks	134,414,297
Total 1600 · CAPITAL ASSETS	50,931,221
1674 - Arts Warehouse	2,119,029
1682 - Furniture & Fixture-Arts Warehouse	36,271
1692 - Office Equipment-Arts Warehouse	16,797
1699 - Accumulated Depreciation	(4,105,311)
Other Assets	
1250 · A/R	6,998
1257 · A/R- Loans CLT	175,249
1259 - A/R - Loans- Hatcher	1,340,123
1280 - A/R -Lease Receivables	4,002,358
1251 - Long Term A/R	81,552
1261 - Village Square Elderly AR	2,677,700
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1250B - Due from City	0
1924 - Deposits - Land Purchases	2,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	4,625
Total Other Assets	58,088,509
TOTAL ASSETS	<u>192,502,805</u>

LIABILITIES & NET ASSETS

Liabilities	
Current Liabilities	
2100 - Accounts Payable	142,003
2121 - Credit Card Payable	0
2135 - Accrued Vacation & Comp Time	158,044
2137 - Accrued Payroll	10,919
2145 - Refundable Tenant Deposits	250
2147 - Accrued PXHSF Health Savings	-1,511
2148 - Accrued 457 Deferred	9,407
2149 - Accrued Section 125	6,501
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	15,373
2158 - Sales Tax Payable	232
Total Current Liabilities	347,106
Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	<u>4,002,358</u>
Total Long Term Liabilities	4,002,358
Total Liabilities	<u>4,349,464</u>
Equity	<u>188,153,341</u>
TOTAL LIABILITIES & EQUITY	<u>192,502,805</u>



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended February 28, 2026 (FY 2025-2026)

	February 2026 M-T-D	Oct 1 -Feb 28, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach		25,400,827	25,306,375	94,452
4010 · TIF - County		18,557,564	18,483,499	74,065
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	43,958,391	43,789,874	168,517
4050 · CRA ADMINISTRATION SOURCES				
4060 · Land/Construction Sales-Other		20	-	20
4210 · Grants		40,000	100,000	(60,000)
4216 · Green Market Booth & Other	48	28,470	51,000	(22,530)
4218 · Snap Program	1,792	5,882	11,000	(5,118)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	3,605	14,347	25,000	(10,653)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	20,391	90,355	160,000	(69,645)
4400 · Lease Income	6,375	36,523	166,000	(129,477)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	-
4800 · Loan Receivable Interest	18,776	93,931	41,106	52,825
4801 · Principal Loan Repayments			201,894	(201,894)
4900 · Interest Earned	38,050	169,346	150,000	19,346
Total 4050 · CRA ADMINISTRATION SOURCES	89,037	63,860,266	64,432,393	(572,127)
Total Revenue from Activities	89,037	107,818,657	108,222,267	(403,610)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation	468	26,443	5,000,000	4,973,557
5123 · NW 600 Block Redevelopment		23,002	3,000,000	2,976,998
5124 · NW 800 Block Redevelopment			7,000,000	7,000,000
5125 · NW 900 Block Redevelopment			25,000	25,000
5126 · NW 1000 Block Redevelopment			25,000	25,000
5131 · SW 600 Block Redevelopment			25,000	25,000
5132 · SW 700 Block Redevelopment			25,000	25,000
5133 · SW 800 Block Redevelopment			25,000	25,000
5134 · SW 900 Block Redevelopment			25,000	25,000
5135 · SW 1000, 1100,1200 Blocks Redevelopment			25,000	25,000
5140 · Legal Fees-W. Atlantic Redevelop		11,974	100,000	88,026
Total 5100 · West Atlantic Redevelop	468	61,419	15,275,000	15,213,581
5200 · DOWNTOWN- DB-MASTER PLAN				
5201 · Old School Square Campus Activation	-		500,000	500,000
5203 · Crest Theatre Historic Preservation	-		500,000	500,000
5239 · Project Develop / Implementation	-		5,000	5,000
5295 · Legal Fees -DB Master Plan	-		2,500	2,500
Total 5200 · DOWNTOWN- DB-MASTER PLAN	-	-	1,007,500	1,007,500
5300 · SW Neighborhood Plan				
5364 · Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation	-		2,500	2,500
5367 · SW 8th and SW 2nd Improvement (CIP)			211,000	211,000
5368 · SW 8th Avenue Streetscape Improvement (CIP)			1,200,000	1,200,000
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan	-		5,000	5,000
Total 5300 · SW Neighborhood Plan		-	1,778,500	1,778,500
5600 · OTHER				
5610 · Land Acquisition-Other	1,000	2,000	12,000,000	11,998,000
5611 · Parking Enhancements			100,000	100,000
5613 · Demolitions- Land Use/Development Preparation			200,000	200,000
5615 · Project Development/Implementation	5,293	12,833	100,000	87,167
5621 · Merritt Park - Shade Enhancement			150,000	150,000



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended February 28, 2026 (FY 2025-2026)

	February 2026 M-T-D	Oct 1 -Feb 28, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
5622 - Northwest Neighborhood Improvements (CIP)			15,600,000	15,600,000
5526 · ADU LDR Study			32,000	32,000
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5695 · Other - Legal	1,860	11,255	75,000	63,745
Total 5600 · OTHER	8,153	26,088	73,257,000	73,230,912
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	8,621	87,508	91,318,000	91,230,492
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage		4,910	75,000	70,090
6208D · 95 SW & 98 NW 5th Avenue Tenant Improvements -(Capital Assets)		(438)	500,000	500,438
6210 · 95 SW 5th Avenue- Building Maintenance			40,000	40,000
6211 · 95 SW 5th Avenue- Building Security		506	4,000	3,494
6216 · 95 SW 5th Avenue- Utilities		565	9,000	8,435
6216B · 95 SW 5th Avenue- Construction			-	-
6218 · 98 NW 5th Avenue- Building Maintenance	3,189	12,404	50,000	37,596
6219 · 98 NW 5th Avenue- Building Security		1,271	4,000	2,729
6221 · 98 NW 5th Avenue- Utilities	2,805	10,564	8,500	(2,064)
6222 · 102 NW 5th Avenue- Renovation/Expansion		156,094	450,000	293,906
6214 · Project Development/Implementation	142	1,848	75,000	73,152
6215 · Legal Fee-NW/SW 5th Ave-Beautification			15,000	15,000
Total 6200 · NW/SW-5th Ave Beautification	6,136	187,725	1,230,500	1,042,775
6300 · Redevelopment Sites				
6303 · Maintenance	24,960	80,843	617,000	536,157
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 · Security	164	828	50,000	49,172
6309 · Security Camera		2,205	150,000	147,795
6310 · Property Insurance		229,817	515,000	285,183
6315 · Property Taxes	3,101	82,905	65,000	(17,905)
6320 · Utilities	2,608	16,879	55,000	38,121
6330 · Block 60 Parking Lots			12,000	12,000
6350 · West Settlers Condo Association	-	10,471	11,000	529
6395 · Legal Fees		120	15,000	14,880
Total 6300 · Redevelopment Sites	30,832	424,068	1,640,000	1,215,932
6500 · Affordable/Workforce Housing Program				
6511 · Project Development/Implementation		67	5,000	4,933
6512 · Support for Affordable Housing Initiatives			1,000,000	1,000,000
6535 · A-Guide Funding - DBCLT			250,000	250,000
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees			10,000	10,000
Total 6500 · Affordable/Workforce Housing	-	67	1,415,000	1,414,933
Total 6000 · REDEVELOPMENT PROJECTS	36,968	611,860	4,285,500	3,673,640
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs	7,591	53,087	500,000	446,913
Total 7300 · Grant Programs	7,591	53,087	1,100,000	1,046,913
7330 · City Contractual Services				
7332 - 2 Code Officers (NW/SW)			172,416	172,416
7334 · Housing Rehab Inspector (NW/SW)	14,413	14,413	60,066	45,653
7335 · Clean & Safe		50,100	5,324,727	5,274,627
7337 · Project Engineers		45,260	295,018	249,758
7339 · Engineering Inspector		24,426	97,703	73,277
7340 · IT Services		27,500	110,000	82,500
7342 · Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)	-	34,338	137,351	103,013



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	February 2026 M-T-D	Oct 1 -Feb 28, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
Total 7330 · City Contractual Services	14,413	196,036	6,265,267	6,069,231
7380 · Green Market				
7381 · Green Market Program	14,070	80,465	210,000	129,535
Total 7380 · Green Market	14,070	80,465	210,000	129,535
7386 · Snap Program				
7386 · Snap Program	1,593	6,363	10,000	3,637
Total 7386 - Snap Program	1,593	6,363	10,000	3,637
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	30,103	171,241	350,000	178,759
7444 · Arts Warehouse-Capital Assets		7,380	800,000	792,620
Total 7400 · Arts Warehouse Program	30,103	178,621	1,150,000	971,379
7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
7425 · Disseminating Redevelopment Information	4,182	65,130	100,000	34,870
7426 · Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	4,182	66,060	112,500	46,440
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	71,952	580,632	8,847,767	8,267,135
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	87,862	445,797	1,600,000	1,154,203
8013 · Payroll Taxes	6,141	28,617	130,000	101,383
8014 · Travel Allowance	460	2,300	9,000	6,700
8015 · Ins-Health/Dental/Life	10,163	46,143	150,000	103,857
8016 · Cell Allowance	725	3,475	10,000	6,525
8018 · Retirement Contributions	7,637	40,996	150,000	109,004
Total 8010 · PERSONNEL ITEMS	112,988	567,327	2,049,000	1,481,673
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies		1,971	25,000	23,029
8109 · Postage/Express		550	2,000	1,450
Total 8100 · SUPPLIES & MATERIALS	-	2,521	27,000	24,479
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	751	2,372	7,500	5,128
8211 · Equipment Rentals	531	2,953	15,000	12,047
8213 · Repairs/Maintenance	361	410	8,000	7,590
8214 · Furniture & Fixtures			10,000	10,000
8215 · Office Equipment (Assets)			75,000	75,000
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	1,643	5,735	115,500	109,765
8300 · OFFICE SPACE				
8305 · Storage	1,428	6,913	15,000	8,087
8307 · Maintenance	2,375	18,879	500,000	481,121
8309 · Telephones	1,650	7,876	25,000	17,124
8311 · Utilities		5,170	25,000	19,830
8315 · Security	66	5,198	20,000	14,802
Total 8300 · OFFICE SPACE	5,519	44,035	585,000	540,965
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	8,400	8,400	45,000	36,600
8402 · Board Administration	64	714	25,000	24,286
8403 · Legal - Administration	1,523	7,034	40,000	32,966
8405A · CRA Office Capital Outlay	5,345	14,696	500,000	485,304
8409 · Contractual Services	2,829	41,370	100,000	58,630
8411 · Printing	650	650	5,000	4,350
8413 · Publications/Subscriptions	513	5,164	10,000	4,836
8415 · Advertising		1,091	6,500	5,409
8419 · Bank Services	204	219	8,000	7,781
8423 · Organization/Member Dues	80	3,854	20,000	16,147



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Statement of Activities (Unaudited)

For the Period and Y-T-D ended February 28, 2026 (FY 2025-2026)

	February 2026 M-T-D	Oct 1 -Feb 28, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		33,716	90,000	56,284
8434 · Meetings	127	218	5,000	4,782
8436 · Seminars & Workshops		250	25,000	24,750
8445 · Travel	520	3,141	40,000	36,859
Total 8400 · ADMINISTRATION/OPERATIONS	20,255	120,518	994,500	873,983
Total 8000 · ADMINISTRATION	140,405	740,136	3,771,000	3,030,864
Total Expenditures for Activities	257,946	2,020,136	108,222,267	106,202,131
	(168,910)	105,798,521	(0)	105,798,521