



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - July 31, 2025

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

Reviewed & Approved: *Renee Jan*
CRA Executive Director



CRA Delray Beach

Statement of Net Assets

July 31, 2025 (FY2024-2025)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,449
1150 · SunTrust	1,491,735
1170 · City National	97,040,315
1190 · Petty Cash	146
Total Cash in Banks	98,540,644
 Total 1600 · CAPITAL ASSETS	 45,614,423
1674 - Arts Warehouse	2,102,266
1682 - Furniture & Fixture-Arts Warehouse	36,271
1692 - Office Equipment-Arts Warehouse	16,797
1699 - Accumulated Depreciation	(3,510,364)
 Other Assets	
1250 · A/R	4,186
1257 · A/R- Loans CLT	175,249
1259 - A/R - Loans- Hatcher	1,400,000
1280 - A/R -Lease Receivables	3,866,296
1251 - Long Term A/R	92,448
1261 - Village Square Elderly AR	2,550,000
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1250B - Due from City	250,000
1924 - Deposits - Land Purchases	1,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	7,761
Total Other Assets	53,406,229

TOTAL ASSETS **151,946,874**

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities	
2100 - Accounts Payable	67,619
2135 - Accrued Vacation & Comp Time	133,179
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	14,953
2149 - Accrued Section 125	6,441
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	13,483
Total Current Liabilities	270,074

Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	3,866,296
Total Long Term Liabilities	3,866,296

Total Liabilities **4,136,370**

Equity **147,810,504**

TOTAL LIABILITIES & EQUITY **151,946,874**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	July 2025 M-T-D	Oct 1 - July 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach	-	21,914,715	21,914,715	0
4010 · TIF - County	-	16,696,784	16,696,784	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	38,611,499	38,611,499	-
4050 · CRA ADMINISTRATION SOURCES				
4210 · Grants	54,000	79,000	30,000	49,000
4216 · Green Market Booth & Other	270	50,944	42,000	8,944
4218 · Snap Program	1,350	10,589	5,000	5,589
4240 · Property Revenue (Lease Interest)	6,035	82,485	19,605	62,880
4251 · 98 NW 5th Avenue Property Revenue (Rents)	200	11,321	60,000	(48,679)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)	-	-	125,000	(125,000)
4310 · Arts Warehouse	13,699	152,966	160,000	(7,034)
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	0
4750 · Other Reimbursements	45	60	-	60
4800 · Loan Receivable Interest	3,813	41,860	46,032	(4,172)
4900 · Interest Earned	11,744	118,465	100,000	18,465
Total 4050 · CRA ADMINISTRATION SOURCES	91,156	57,204,987	57,410,934	(205,947)
Total Revenue from Activities	91,156	95,816,486	96,022,433	(205,947)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5118 · Demolition of 700 Atlantic Avenue	-	66,560	100,000	33,440
5120 · Project Develop/Implementation	2,500	10,216	100,000	89,785
5123 · NW 600 Block Redevelopment	5,955	73,192	1,900,000	1,826,808
5124 · NW 800 Block Redevelopment	-	-	7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	5,614	191,155	200,000	8,845
Total 5100 · West Atlantic Redevelop	14,069	341,122	9,300,000	8,958,878
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	-	75	5,000	4,925
5295 · Legal Fees -DB Master Plan	-	500	2,500	2,000
Total 5200 · DOWNTOWN- DB-MASTER PLAN	-	575	1,007,500	1,006,925
5300 · SW Neighborhood Plan				
5364 · Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation	-	700	75,000	74,300
5367 · SW 8TH and SW 2nd Improvement (CIP)			211,000	211,000
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan	-	700	5,000	4,300
Total 5300 · SW Neighborhood Plan		1,400	651,000	649,600
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	1,943,631	11,163,033	9,219,402
5615 · Project Development/Implementation	25	40,751	50,000	9,249
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
5695 · Other - Legal	5,168	48,542	75,000	26,458



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	July 2025 M-T-D	Oct 1 - July 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
Total 5600 · OTHER	6,193	2,082,924	65,279,040	63,196,116
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	20,262	2,426,021	76,904,540	74,478,519
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)	-	22,832	500,000	477,168
6218 · 98 NW 5th Avenue- Building Maintenance	3,014	35,229	50,000	14,771
6219 · 98 NW 5th Avenue- Building Security	-	3,001	25,000	21,999
6221 · 98 NW 5th Avenue- Utilities	872	8,474	8,500	26
6214 · Project Development/Implementation	99	707	75,000	74,293
6215 · Legal Fee-NW/SW 5th Ave-Beautification	-	3,300	15,000	11,700
6216A · 95 SW 5th Avenue Design/Construction Administration	-	18,078	45,000	26,922
6216B · 95 SW 5th Avenue Construction-Construction	-	647,332	1,100,000	452,668
6217 · 95 SW 5th Avenue- Building Security	-	-	25,000	25,000
Total 6200 · NW/SW-5th Ave Beautification	3,985	738,953	1,918,500	1,179,547
6300 · Redevelopment Sites				
6303 · Maintenance	5,673	241,824	617,700	375,876
6305 · Project Develop/Implementation	3,000	3,112	25,000	21,888
6306 · IPIC Parking Facility Maintenance	-	50,000	50,000	-
6307 · Parking Lot Maintenance			75,000	75,000
6308 · Security	296	474	25,000	24,526
6309 · Security Camera			150,000	150,000
6310 · Property Insurance	116,450	465,799	465,800	1
6315 · Property Taxes	-	52,961	100,000	47,039
6320 · Utilities	2,032	40,169	55,000	14,831
6330 · Block 60 Parking Lots	-	7,497	12,000	4,503
6350 · West Settlers Condo Association	9,648	9,648	11,000	1,352
6395 · Legal Fees	-	11,219	10,000	(1,219)
Total 6300 · Redevelopment Sites	137,098	882,702	1,596,500	713,798
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		99,672	239,810	140,138
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees	1,488	6,802	10,000	3,198
Total 6500 · Affordable/Workforce Housing	1,488	106,474	1,404,810	1,298,336
Total 6000 · REDEVELOPMENT PROJECTS	142,571	1,728,129	4,919,810	3,191,681
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	-	38,546	600,000	561,454
7313 · CRA Grant Programs	-	85,652	458,000	372,348
Total 7300 · Grant Programs	-	124,198	1,058,000	933,802
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)	38,289	114,086	153,154	39,068
7334 · Housing Rehab Inspector (NW/SW)	-	27,654	58,881	31,227
7335 · Clean & Safe	-	2,185,307	5,225,605	3,040,298
7336 · Streetscape Maintenance	723	35,068	100,000	64,932
7337 · Project Engineer	-	69,744	139,487	69,744
7339 · Engineering Inspector	-	43,993	87,985	43,993
7340 · IT Services	27,500	82,500	110,000	27,500
7344 · 2 Litter Prevention Officers (NW/SW)	35,493	106,479	141,972	35,493
Total 7330 · City Contractual Services	102,004	2,664,830	6,017,084	3,352,254
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	-	5,536	50,000	44,464
7376 · A-GUIDE Funding	-	487,331	927,000	439,669
7375 · Community Resource Enhancement	-	492,867	977,000	484,133
7380 · Green Market				
7381 · Green Market Program	14,817	160,998	210,000	49,002
Total 7380 · Green Market	14,817	160,998	210,000	49,002



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Statement of Activities (Unaudited)

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

	July 2025 M-T-D	Oct 1 - July 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
7386 - Snap Program				
7386 - Snap Program	1,136	10,576	10,000	(576)
Total 7386 - Snap Program	1,136	10,576	10,000	(576)
7440 · ARTS WAREHOUSE PROGRAM				
7440 - Arts Warehouse - Program	41,873	326,439	350,000	23,561
7444 - Arts Warehouse-Capital Assets	-	39,538	800,000	760,462
Total 7400 · Arts Warehouse Program	41,873	365,977	1,150,000	784,023
7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
7425 - Disseminating Redevelopment Information	6,070	85,129	100,000	14,871
7426 - Project Development/Implementation			10,000	10,000
7470 - International Tennis Tournament	-	905,000	905,000	-
7490 · Legal Fees	-	675	2,500	1,825
Total 7400 · Disseminating Redevelopment Information	6,070	990,804	1,017,500	26,696
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	165,900	4,810,251	10,439,584	5,629,333
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	108,027	810,253	1,600,000	789,747
8013 · Payroll Taxes	7,726	55,821	130,000	74,179
8014 · Travel Allowance	920	5,060	9,000	3,940
8015 · Ins-Health/Dental/Life	6,947	81,223	150,000	68,777
8016 · Cell Allowance	1,050	6,200	10,000	3,800
8018 · Retirement Contributions	8,154	80,953	150,000	69,047
Total 8010 · PERSONNEL ITEMS	132,825	1,039,509	2,049,000	1,009,491
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	520	7,536	25,000	17,464
8109 · Postage/Express	27	1,430	2,000	570
Total 8100 · SUPPLIES & MATERIALS	548	8,966	27,000	18,034
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	125	4,173	7,500	3,327
8211 · Equipment Rentals	536	5,040	15,000	9,960
8213 · Repairs/Maintenance	1,219	1,719	8,000	6,281
8214 · Furniture & Fixtures	-	161	10,000	9,839
8215 · Office Equipment (Assets)	-	19,015	75,000	55,985
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	1,879	30,108	115,500	85,392
8300 · OFFICE SPACE				
8305 · Storage	1,266	12,735	12,000	(735)
8307 · Maintenance	3,104	45,142	500,000	454,858
8309 · Telephones	1,721	18,361	25,000	6,639
8311 · Utilities	364	9,172	25,000	15,828
8315 · Security	62	5,207	20,000	14,793
Total 8300 · OFFICE SPACE	6,516	90,617	582,000	491,383
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	-	28,000	45,000	17,000
8402 · Board Administration	169	1,983	25,000	23,017
8403 · Legal - Administration	2,850	13,259	40,000	26,741
8405A -CRA Office Capital Outlay	-	7,810	500,000	492,190
8409 · Contractual Services	4,965	42,817	100,000	57,183
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	688	7,973	10,000	2,027
8415 · Advertising	248	5,983	5,000	(983)
8419 · Bank Services	31	323	5,000	4,677
8423 · Organization/Member Dues	195	2,870	20,000	17,130
8425 · Public Relations/Communications	-	1,500	75,000	73,500
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	21,250	84,051	85,000	949
8434 · Meetings	-	856	5,000	4,144
8436 · Seminars & Workshops	50	9,534	25,000	15,466
8445 · Travel	1,384	15,931	40,000	24,069
Total 8400 · ADMINISTRATION/OPERATIONS	31,831	222,890	985,000	762,110



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

	July 2025 M-T-D	Oct 1 - July 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
Total 8000 - ADMINISTRATION	173,598	1,392,089	3,758,500	2,366,411
Total Expenditures for Activities	502,332	10,356,489	96,022,433	85,665,945
Revenue Over/(Under) Expenditures	(411,176)	85,459,997	(0)	85,459,997