



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - April 30, 2025

Prepared & Approved: Gina Clayton
CRA Finance & Operations Director

Reviewed & Approved: Ronée Jach
CRA Executive Director

 DELRAY BEACH CRA COMMUNITY REDEVELOPMENT AGENCY	CRA Delray Beach Statement of Activities (Unaudited)			
	For the Period and Y-T-D ended April 30, 2025 (FY 2024-2025)			
	April 2025 M-T-D	Oct 1 - April 30, 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	(67,692)	21,914,715	21,914,715	0
4010 · TIF - County	(51,575)	16,696,784	16,696,784	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	(119,267)	38,611,499	38,611,499	-
4050 · CRA ADMINISTRATION SOURCES				
4210 · Grants		15,000	30,000	(15,000)
4216 · Green Market Booth & Other	9,594	44,304	42,000	2,304
4218 · Snap Program	1,577	6,220	5,000	1,220
4240 · Property Revenue (Lease Interest)		-	19,605	(19,605)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	1,105	8,339	60,000	(51,661)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	8,062	101,791	160,000	(58,209)
4400 · Lease Income	8,147	61,588	166,000	(104,412)
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
4800 · Loan Receivable Interest	10,500	30,077	46,032	(15,955)
4900 · Interest Earned	5,190	83,260	100,000	(16,741)
Total 4050 · CRA ADMINISTRATION SOURCES	44,175	56,757,890	57,410,934	(653,044)
Total Revenue from Activities	(75,092)	95,369,389	96,022,433	(653,044)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5118 · Demolition of 700 Atlantic Avenue	11,420	66,560	100,000	33,440
5120 · Project Develop/Implementation	4,725	5,916	100,000	94,085
5123 · NW 600 Block Redevelopment	28,620	45,157	1,900,000	1,854,843
5124 · NW 800 Block Redevelopment			7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	7,182	11,657	200,000	188,343
Total 5100 · West Atlantic Redevelop	51,947	129,289	9,300,000	9,170,711
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	771,626	1,794,964	11,163,033	9,368,069
5615 · Project Development/Implementation	3,218	36,246	50,000	13,754
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	50,000	-
5625 · Artists Alley Drainage Improvement (CIP)			324,000	324,000
5526 · ADU LDR Setter			32,000	32,000

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		For the Period and Y-T-D ended April 30, 2025 (FY 2024-2025)			
		April 2025 M-T-D	Oct 1 - April 30, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025-08 FY 2024-2025	Variance Favorable (Unfavorable)
	5661 - Pompey Park Master Plan (CIP)			45,000,000	45,000,000
	5695 - Other - Legal	5,821	28,128	75,000	46,872
	Total 5600 - OTHER	830,665	1,909,338	65,279,040	63,369,702
	Total 5001 - AREAWIDE & NEIGHBORHOOD PLANS	882,612	2,040,602	76,904,540	74,863,938
	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	7,926	26,724	50,000	23,276
	6219 - 98 NW 5th Avenue- Building Security	725.85	2,275	25,000	22,725
	6221 - 98 NW 5th Avenue- Utilities	864	5,458	8,500	3,042
	6214 - Project Development/Implementation		73	75,000	74,927
	6215 - Legal Fee-NW/SW 5th Ave-Beautification		3,075	15,000	11,925
	6216A - 95 SW 5th Avenue Design/Construction Administration	825	11,478	45,000	33,522
	6216B - 95 SW 5th Avenue Construction-Construction		510,866	1,100,000	589,134
	6217 - 95 SW 5th Avenue- Building Security		-	25,000	25,000
	Total 6200 - NW/SW-5th Ave Beautification	10,341	582,781	1,918,500	1,335,719
	6300 - Redevelopment Sites				
	6303 - Maintenance	10,839	200,912	617,700	416,788
	6305 - Project Develop/Implementation	18	18	25,000	24,982
	6306 - IPIC Parking Facility Maintenance	50,000	50,000	50,000	-
	6307 - Parking Lot Maintenance			75,000	75,000
	6308 - Securty	36	143	25,000	24,857
	6309 - Securty Camera			150,000	150,000
	6310 - Property Insurance		232,900	465,800	232,901
	6315 - Property Taxes	11,646	52,961	100,000	47,039
	6320 - Utilities	6,832	31,869	55,000	23,131
	6330 - Block 60 Parking Lots		7,497	12,000	4,503
	6350 - West Settlers Condo Association			11,000	11,000
	6395 - Legal Fees		9,324	10,000	676
	Total 6300 - Redevelopment Sites	79,370	585,624	1,596,500	1,010,876
	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		59,952	239,810	179,858
	6545 - Eagles Nest			150,000	150,000
	6595 - Legal Fees	827	4,439	10,000	5,561
	Total 6500 - Affordable/Workforce Housing	827	64,391	1,404,810	1,340,419
	Total 6000 - REDEVELOPMENT PROJECTS	90,538	1,232,796	4,919,810	3,687,014
	7300 - Grant Programs				
	7305 - Curb Appeal Assistance Program		13,041	600,000	586,959
	7313 - CRA Grant Programs	40,000	85,171	458,000	372,829
	Total 7300 - Grant Programs	40,000	98,212	1,058,000	959,788
	7330 - City Contractual Services				
	7332 - 2 Code Officers (NW/SW)	38,289	75,798	153,154	77,356
	7334 - Housing Rehab Inspector (NW/SW)		13,639	58,881	45,242
	7335 - Clean & Safe	1,172,977	2,185,307	5,225,605	3,040,298
	7336 - Streetscape Maintenance	17,310	33,156	100,000	66,844
	7337 - Project Engineer	34,872	69,744	139,487	69,744
	7339 - Engineering Inspector		21,996	87,985	65,989
	7340 - IT Services	27,500	55,000	110,000	55,000
	7344 - 2 Litter Prevention Officers (NW/SW)	35,493	70,986	141,972	70,986
	Total 7330 - City Contractual Services	1,326,441	2,525,626	6,017,084	3,491,458
	7375 - Community Resource Enhancement				
	7375 - Community Resource Enhancement	225	4,368	50,000	45,632
	7376 - A-GUIDE Funding		243,210	927,000	683,790

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		Statement of Activities			
		(Unaudited)			
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		April 2025 M-T-D	Oct 1 -April 30, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025-08 FY 2024-2025	Variance Favorable (Unfavorable)
	7375 · Community Resource Enhancement	225	247,578	977,000	729,422
	7380 · Green Market				
	7381 · Green Market Program	10,210	106,317	210,000	103,684
	Total 7380 · Green Market	10,210	106,317	210,000	103,684
	7386 - Snap Program				
	7386 - Snap Program	2,211	6,159	10,000	3,841
	Total 7386 - Snap Program	2,211	6,159	10,000	3,841
	7440 · ARTS WAREHOUSE PROGRAM				
	7440 - Arts Warehouse - Program	30,141	222,281	350,000	127,719
	7444 - Arts Warehouse-Capital Assets	14,742	39,538	800,000	760,462
	Total 7400 · Arts Warehouse Program	44,883	261,819	1,150,000	888,181
	7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
	7425 - Disseminating Redevelopment Information	8,049	67,443	100,000	32,557
	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	8,049	973,118	1,017,500	44,382
	Total 7000 · COMMUNITY IMP & ECONOMIC DEV	1,432,019	4,218,829	10,439,584	6,220,755
	8000 · ADMINISTRATION				
	8010 · PERSONNEL ITEMS				
	8011 · Salaries & Wages	70,525	559,550	1,600,000	1,040,450
	8013 · Payroll Taxes	4,844	37,937	130,000	92,063
	8014 · Travel Allowance	460	3,220	9,000	5,780
	8015 · Ins-Health/Dental/Life	7,845	59,333	150,000	90,667
	8016 · Cell Allowance	550	4,050	10,000	5,950
	8018 · Retirement Contributions	7,847	55,990	150,000	94,010
	Total 8010 · PERSONNEL ITEMS	92,071	720,080	2,049,000	1,328,920
	8100 · SUPPLIES & MATERIALS				
	8105 · Office Supplies	223	5,517	25,000	19,483
	8109 · Postage/Express		829	2,000	1,171
	Total 8100 · SUPPLIES & MATERIALS	223	6,346	27,000	20,654
	8200 · EQUIPMENT/PROP/MAINTENANCE				
	8210 · Computer Equipment & Supplies	848	2,467	7,500	5,033
	8211 · Equipment Rentals	477	3,440	15,000	11,560
	8213 · Repairs/Maintenance		501	8,000	7,499
	8214 · Furniture & Fixtures		161	10,000	9,839
	8215 · Office Equipment (Assets)		11,620	75,000	63,380
	Total 8200 · EQUIPMENT/PROP/MAINTENANCE	1,325	18,189	115,500	97,311
	8300 · OFFICE SPACE				
	8305 · Storage	1,430	8,964	12,000	3,036
	8307 · Maintenance	2,086	36,310	500,000	463,690
	8309 · Telephones	2,022	12,544	25,000	12,456
	8311 · Utilities	3,979	8,808	25,000	16,192
	8315 · Security	62	5,022	20,000	14,978
	Total 8300 · OFFICE SPACE	9,579	71,647	582,000	510,353
	8400 · ADMINISTRATION/OPERATIONS				
	8401 · Accounting	10,202	28,000	45,000	17,000
	8402 · Board Administration	525	1,465	25,000	23,535
	8403 · Legal - Administration	2,711	6,924	40,000	33,076
	8405A -CRA Office Capital Outlay		7,810	500,000	492,190
	8409 · Contractual Services	3,837	27,997	100,000	72,003
	8411 · Printing			5,000	5,000
	8413 · Publications/Subscriptions	1,108	6,120	10,000	3,880
	8415 · Advertising	509	5,151	5,000	(151)
	8419 · Bank Services		188	5,000	4,812
	8423 · Organization/Member Dues	155	1,119	20,000	18,881

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		For the Period and Y-T-D ended April 30, 2025 (FY 2024-2025)			
		April 2025 M-T-D	Oct 1 -April 30, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025- 08 FY 2024-2025	Variance Favorable (Unfavorable)
	8425 · Public Relations/Communications		1,500	75,000	73,500
	8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		41,551	85,000	43,449
	8434 · Meetings	110	856	5,000	4,144
	8436 · Seminars & Workshops	745	4,772	25,000	20,228
	8445 · Travel	262	10,733	40,000	29,267
	Total 8400 · ADMINISTRATION/OPERATIONS	20,163	144,188	985,000	840,813
	Total 8000 · ADMINISTRATION	123,361	960,450	3,758,500	2,798,051
	Total Expenditures for Activities	2,528,529	8,452,677	96,022,433	87,569,758
	Revenue Over/(Under) Expenditures	(2,603,621)	86,916,713	(0)	86,916,713



CRA Delray Beach

Statement of Net Assets

April 30, 2025 (FY2024-2025)

ASSETS

Cash-in-Banks	
1141 - SBA-Investment TIF	8,355
1150 - SunTrust	1,491,668
1170 - City National	99,768,075
1190 - Petty Cash	146
Total Cash in Banks	101,268,244
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	4,187
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	98,562
1261 - Village Square Elderly AR	2,550,000
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	53,310,055
TOTAL ASSETS	154,578,299

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities	
2100 - Accounts Payable	1,245,302
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	11,480
2149 - Accrued Section 125	6,441
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	13,983
Total Current Liabilities	1,444,783
Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	3,866,296
Total Current Liabilities	3,866,296
Total Liabilities	5,311,079
Equity	149,267,220
TOTAL LIABILITIES & EQUITY	154,578,299