



## Monthly Financial Statements

**FY 2025 - 2026**

**For the Period Ended and YTD - November 30, 2025**

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

**Reviewed & Approved:** *Ree J*  
CRA Executive Director



**CRA Delray Beach**  
**Statement of Net Assets**  
**November 30, 2025 (FY2025-2026)**

**ASSETS**

<b>Cash-in-Banks</b>	
1141 · SBA-Investment TIF	8,571
1150 · Truist	1,491,825
1170 · City National	92,116,510
1190 · Petty Cash	146
<b>Total Cash in Banks</b>	<b>93,617,053</b>
<b>Total 1600 · CAPITAL ASSETS</b>	<b>50,931,221</b>
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)
<b>Other Assets</b>	
1250 · A/R	1,353
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	86,253
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
<b>Total Other Assets</b>	<b>58,087,565</b>
<b>TOTAL ASSETS</b>	<b><u><u>151,704,618</u></u></b>

**LIABILITIES & NET ASSETS**

<b>Liabilities</b>	
<b>Current Liabilities</b>	
2100 - Accounts Payable	245,267
2121 - Credit Card Payable	1,476
2130 - Due to City	2,071,852
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	14,873
<b>Total Current Liabilities</b>	<b><u>2,522,967</u></b>
<b>Long Term Liabilities</b>	
2180-Deferred Inflows of Resources-Leases	4,002,358
<b>Total Long Term Liabilities</b>	<b><u>4,002,358</u></b>
<b>Total Liabilities</b>	<b><u>6,525,325</u></b>
<b>Equity</b>	<b><u>145,179,293</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>151,704,618</u></u></b>



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY

**CRA Delray Beach**  
**Statement of Activities** (Unaudited)

For the Period and Y-T-D ended November 30, 2025 (FY 2025-2026)

	November 2025 M-T-D	Oct 1 -Nov 30, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
<b>Revenue from Activities</b>				
<b>4000 · TAX INCREMENT FINANCING (TIF)</b>				
4005 · TIF - City of Delray Beach	-		25,306,375	(25,306,375)
4010 · TIF - County	-		18,483,499	(18,483,499)
<b>Total 4000 · TAX INCREMENT FINANCING (TIF)</b>	-	-	43,789,874	(43,789,874)
<b>4050 · CRA ADMINISTRATION SOURCES</b>				
4060 - Land/Construction Sales-Other		20	-	20
4210 · Grants			100,000	(100,000)
4216 · Green Market Booth & Other	5,812	25,157	51,000	(25,843)
4218 - Snap Program	585	815	11,000	(10,185)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	2,614	4,441	25,000	(20,559)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	18,987	33,404	160,000	(126,596)
4400 · Lease Income	7,935	15,410	166,000	(150,590)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	0
4750 · Other Reimbursements				
4750 · Other Reimbursements			-	0
4800 · Loan Receivable Interest	18,791	37,588	41,106	(3,518)
4801 · Principal Loan Repayments			201,894	
4900 · Interest Earned	25,954	54,976	150,000	(95,024)
<b>Total 4050 · CRA ADMINISTRATION SOURCES</b>	<b>80,678</b>	<b>63,553,203</b>	<b>64,432,393</b>	<b>(879,190)</b>
<b>Total Revenue from Activities</b>	<b>80,678</b>	<b>63,553,203</b>	<b>108,222,267</b>	<b>(44,669,064)</b>
<b>Expenditures for Activities</b>				
<b>5001 · AREAWIDE &amp; NEIGHBORHOOD PLANS</b>				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation	20,955	21,105	5,000,000	4,978,895
5123 · NW 600 Block Redevelopment			3,000,000	3,000,000
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	4,703	4,703	100,000	95,298
<b>Total 5100 · West Atlantic Redevelop</b>	<b>25,657</b>	<b>25,808</b>	<b>15,275,000</b>	<b>15,249,192</b>
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
<b>Total 5200 · DOWNTOWN- DB-MASTER PLAN</b>	<b>-</b>	<b>-</b>	<b>1,007,500</b>	<b>1,007,500</b>
5300 · SW Neighborhood Plan				
5364 - Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation	-		2,500	2,500
5367 · Project Develop / Implementation			211,000	211,000
5368 · Project Develop / Implementation			1,200,000	1,200,000
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan	-		5,000	5,000
<b>Total 5300 · SW Neighborhood Plan</b>	<b>-</b>	<b>-</b>	<b>1,778,500</b>	<b>1,778,500</b>
5600 · OTHER				
5610 · Land Acquisition-Other		1,000	12,000,000	11,999,000
5611 · Parking Enhancements			100,000	100,000
5613 · Demolitions- Land Use/Development Preparation			200,000	200,000



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY

**CRA Delray Beach**  
**Statement of Activities** (Unaudited)

For the Period and Y-T-D ended November 30, 2025 (FY 2025-2026)

	November 2025 M-T-D	Oct 1 -Nov 30, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
5615 · Project Development/Implementation		3,665	100,000	96,335
5621 · Merritt Park - Shade Enhancement			150,000	150,000
5622 - Northwest Neighborhood Improvements (CIP)			15,600,000	15,600,000
5526 · ADU LDR Setter			32,000	32,000
5661· Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5695 · Other - Legal	6,335	6,335	75,000	68,665
<b>Total 5600 · OTHER</b>	<b>6,335</b>	<b>11,000</b>	<b>73,257,000</b>	<b>73,246,000</b>
<b>Total 5001 · AREAWIDE &amp; NEIGHBORHOOD PLANS</b>	<b>31,993</b>	<b>36,808</b>	<b>91,318,000</b>	<b>91,281,192</b>
<b>6000 · REDEVELOPMENT PROJECTS</b>				
<b>6200 · NW/SW-5th Ave Beautification</b>				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage	4,910	4,910	75,000	70,090
6208D · 98 NW 5th Avenue Tenant Improvements -(Capital Assets)			500,000	500,000
6210 ·95 SW 5th Avenue- Building Maintenance			40,000	40,000
6211 ·95 SW 5th Avenue- Building Security			4,000	4,000
6216 ·95 SW 5th Avenue- Utilities			9,000	9,000
6216B ·95 SW 5th Avenue- Construction	1,254	(7,064)	-	7,064
6218 ·98 NW 5th Avenue- Building Maintenance	2,417	3,933	50,000	46,067
6219 ·98 NW 5th Avenue- Building Security	102	749	4,000	3,251
6221 ·98 NW 5th Avenue- Utilities	2,366	4,299	8,500	4,201
6221 ·102 NW 5th Avenue- Renovation/Expansion	72,688	72,688	450,000	377,312
6214 · Project Development/Implementation	94	363	75,000	74,637
6215 · Legal Fee-NW/SW 5th Ave-Beautification			15,000	15,000
<b>Total 6200 · NW/SW-5th Ave Beautification</b>	<b>83,832</b>	<b>79,878</b>	<b>1,230,500</b>	<b>1,150,622</b>
<b>6300 · Redevelopment Sites</b>				
6303 · Maintenance	19,510	15,810	617,000	601,190
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	176	336	50,000	49,664
6309 ·Secuirty Camera		2,070	150,000	147,930
6310 · Property Insurance		112,165	515,000	402,835
6315 - Property Taxes	83,394	83,394	65,000	(18,394)
6320 - Utilities	3,318	5,000	55,000	50,000
6330 - Block 60 Parking Lots			12,000	12,000
6350 - West Settlers Condo Association		10,471	11,000	529
6395 - Legal Fees	120	120	15,000	14,880
<b>Total 6300 · Redevelopment Sites</b>	<b>106,518</b>	<b>229,366</b>	<b>1,640,000</b>	<b>1,410,634</b>
<b>6500 · Affordable/Workforce Housing Program</b>				
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
<b>Total 6500 · Affordable/Workforce Housing</b>	<b>-</b>	<b>67</b>	<b>1,415,000</b>	<b>1,414,933</b>
<b>Total 6000 · REDEVELOPMENT PROJECTS</b>	<b>190,351</b>	<b>309,312</b>	<b>4,285,500</b>	<b>3,976,188</b>
<b>7300 · Grant Programs</b>				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs	1,867	9,067	500,000	490,933
<b>Total 7300 · Grant Programs</b>	<b>1,867</b>	<b>9,067</b>	<b>1,100,000</b>	<b>1,090,933</b>
<b>7330 · City Contractual Services</b>				
7332 - 2 Code Officers (NW/SW)			172,416	172,416
7334 · Housing Rehab Inspector (NW/SW)			60,066	60,066
7335 · Clean & Safe			5,324,727	5,324,727
7337 · Project Engineers			295,018	295,018
7339 · Engineering Inspector			97,703	97,703
7340 · IT Services			110,000	110,000



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For the Period and Y-T-D ended November 30, 2025 (FY 2025-2026)

	November 2025 M-T-D	Oct 1 -Nov 30, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
7342 · Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)			137,351	137,351
<b>Total 7330 · City Contractual Services</b>	-	-	6,265,267	6,265,267
<b>7380 · Green Market</b>				
7381 · Green Market Program	16,893	29,480	210,000	180,520
<b>Total 7380 · Green Market</b>	16,893	29,480	210,000	180,520
<b>7386 - Snap Program</b>				
7386 - Snap Program	1,204	1,454	10,000	8,546
<b>Total 7386 - Snap Program</b>	1,204	1,454	10,000	8,546
<b>7440 · ARTS WAREHOUSE PROGRAM</b>				
7440 - Arts Warehouse - Program	37,694	63,838	350,000	286,162
7444 - Arts Warehouse-Capital Assets			800,000	800,000
<b>Total 7400 · Arts Warehouse Program</b>	37,694	63,838	1,150,000	1,086,162
<b>7400 · DISSEMINATING REDEVELOPMENT INFORMATION</b>				
7425 - Disseminating Redevelopment Information	4,564	22,539	100,000	77,461
7426 - Project Development/Implementation			10,000	10,000
7490 · Legal Fees	930	930	2,500	1,570
<b>Total 7400 · Disseminating Redevelopment Information</b>	5,494	23,469	112,500	89,031
<b>Total 7000 · COMMUNITY IMP &amp; ECONOMIC DEV</b>	63,152	127,308	8,847,767	8,720,459
<b>8000 · ADMINISTRATION</b>				
<b>8010 · PERSONNEL ITEMS</b>				
8011 · Salaries & Wages	82,361	145,170	1,600,000	1,454,830
8013 · Payroll Taxes	4,631	8,647	130,000	121,353
8014 · Travel Allowance	460	920	9,000	8,080
8015 · Ins-Health/Dental/Life	10,244	18,508	150,000	131,492
8016 · Cell Allowance	675	1,350	10,000	8,650
8018 · Retirement Contributions	7,615	16,165	150,000	133,835
<b>Total 8010 · PERSONNEL ITEMS</b>	105,987	190,760	2,049,000	1,858,240
<b>8100 · SUPPLIES &amp; MATERIALS</b>				
8105 · Office Supplies	76	673	25,000	24,327
8109 · Postage/Express	24	430	2,000	1,570
<b>Total 8100 · SUPPLIES &amp; MATERIALS</b>	100	1,103	27,000	25,897
<b>8200 · EQUIPMENT/PROP/MAINTENANCE</b>				
8210 · Computer Equipment & Supplies	777	777	7,500	6,723
8211 · Equipment Rentals	640	1,117	15,000	13,883
8213 · Repairs/Maintenance	35	50	8,000	7,950
8214 · Furniture & Fixtures			10,000	10,000
8215 · Office Equipment (Assets)			75,000	75,000
<b>Total 8200 · EQUIPMENT/PROP/MAINTENANCE</b>	1,452	1,944	115,500	113,556
<b>8300 · OFFICE SPACE</b>				
8305 · Storage	1,379	2,718	15,000	12,282
8307 · Maintenance	4,845	9,447	500,000	490,553
8309 · Telephones	1,429	3,143	25,000	21,857
8311 · Utilities	710	952	25,000	24,048
8315 · Security		132	20,000	19,868
<b>Total 8300 · OFFICE SPACE</b>	8,362	16,393	585,000	568,608
<b>8400 · ADMINISTRATION/OPERATIONS</b>				
8401 · Accounting			45,000	45,000
8402 · Board Administration	353	566	25,000	24,434
8403 · Legal - Administration	3,370	3,370	40,000	36,630
8405A -CRA Office Capital Outlay	7,401	7,401	500,000	492,599
8409 · Contractual Services	3,331	7,289	100,000	92,711
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	528	1,868	10,000	8,132
8415 · Advertising	626	804	6,500	5,696



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For the Period and Y-T-D ended November 30, 2025 (FY 2025-2026)

	November 2025 M-T-D	Oct 1 -Nov 30, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
8419 · Bank Services			8,000	8,000
8423 · Organization/Member Dues	175	2,735	20,000	17,265
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		19,602	90,000	70,398
8434 · Meetings	92	92	5,000	4,908
8436 · Seminars & Workshops	200	250	25,000	24,750
8445 · Travel	68	1,127	40,000	38,873
<b>Total 8400 · ADMINISTRATION/OPERATIONS</b>	<b>16,145</b>	<b>45,103</b>	<b>994,500</b>	<b>949,397</b>
<b>Total 8000 · ADMINISTRATION</b>	<b>132,047</b>	<b>255,302</b>	<b>3,771,000</b>	<b>3,515,698</b>
<b>Total Expenditures for Activities</b>	<b>417,542</b>	<b>728,729</b>	<b>108,222,267</b>	<b>107,493,537</b>
	<b>(336,864)</b>	<b>62,824,473</b>	<b>(0)</b>	<b>62,824,473</b>