



Monthly Financial Statements

FY 2025 - 2026

For the Period Ended and YTD - April 30, 2026

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

Reviewed & Approved: *Ree J*
CRA Executive Director



CRA Delray Beach

Statement of Net Assets

April 30, 2026 (FY2025-2026)

ASSETS

Cash-in-Banks

1141 · SBA-Investment TIF	8,709
1150 · Truist	1,491,936
1170 · City National	131,779,169
1190 · Petty Cash	146
Total Cash in Banks	133,279,959

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	691
1257 · A/R- Loans CLT	175,249
1259 · A/R - Loans- Hatcher	1,340,123
1280 - A/R -Lease Receivables	1,545,597
1251 - Long Term A/R	79,970
1261 - Village Square Elderly AR	2,525,000
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1250B - Due from City	30,643
1924 - Deposits - Land Purchases	2,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	4,625
Total Other Assets	55,501,802

TOTAL ASSETS

188,781,761

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	69,606
2121 - Credit Card Payable	1,741
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	12,548
2158 - Sales Tax Payable	232
Total Current Liabilities	273,625

Long Term Liabilities

2180-Deferred Inflows of Resources-Leases	1,545,597
Total Long Term Liabilities	1,545,597

Total Liabilities	1,819,222
--------------------------	------------------

Equity	186,962,539
---------------	--------------------

TOTAL LIABILITIES & EQUITY

188,781,761



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	April 2026 M-T-D	Oct 1 -April 30, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach	(101,243)	25,299,584	25,299,584	0
4010 · TIF - County	(73,947)	18,483,617	18,483,617	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	(175,190)	43,783,201	43,783,201	0
4050 · CRA ADMINISTRATION SOURCES				
4060 - Land/Construction Sales-Other		20	20	0
4210 · Grants		40,000	100,000	(60,000)
4216 · Green Market Booth & Other	80	28,550	51,000	(22,450)
4218 · Snap Program	715	7,586	11,000	(3,414)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	4,311	23,068	25,000	(1,932)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	1,314	116,195	160,000	(43,805)
4400 · Lease Income	12,821	66,301	166,000	(99,699)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	-
4700 · Reimbursement - City of Delray Beach			253,915	(253,915)
4800 · Loan Receivable Interest	3,493	26,306	41,106	(14,800)
4801 · Principal Loan Repayments	15,273	106,738	201,894	(95,156)
4900 · Interest Earned	39,515	252,334	320,000	(67,666)
Total 4050 · CRA ADMINISTRATION SOURCES	77,522	64,048,490	64,856,328	(807,838)
Total Revenue from Activities	(97,668)	107,831,692	108,639,529	(807,837)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation	25,625	52,068	5,000,000	4,947,932
5123 · NW 600 Block Redevelopment	4,219	37,372	3,000,000	2,962,628
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	2,222	14,608	100,000	85,392
Total 5100 · West Atlantic Redevelop	32,065	104,048	15,275,000	15,170,952
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		-	347,672	347,672
5365 · Project Develop / Implementation	-		2,500	2,500
5367 · SW 8th and SW 2nd Improvement (CIP)			318,000	318,000
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		-	1,873,172	1,873,172
5600 · OTHER				
5610 · Land Acquisition-Other		164,810	12,000,000	11,835,190
5611 · Parking Enhancements			100,000	100,000
5613 · Demolitions- Land Use/Development Preparation			200,000	200,000
5615 · Project Development/Implementation	6,675	44,916	100,000	55,084



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	April 2026 M-T-D	Oct 1 -April 30, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
5621 · Merritt Park - Shade Enhancement			118,910	118,910
5622 · Northwest Neighborhood Improvements (CIP)			11,893,275	11,893,275
5526 · ADU LDR Setter			32,000	32,000
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5661a · Pompey Park PreCon and Project Owners Rep (CIP)			3,000,000	3,000,000
5695 · Other - Legal	6,119	21,368	75,000	53,632
Total 5600 · OTHER	12,794	231,094	72,519,185	72,288,091
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	44,859	335,142	90,674,857	90,339,715
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)		3,571	500,000	496,429
6210 · 95 SW 5th Avenue- Building Maintenance	151	151	40,000	39,849
6211 · 95 SW 5th Avenue- Building Security		1,013	4,000	2,987
6216 · 95 SW 5th Avenue- Utilities		1,152	9,000	7,848
6216B · 95 SW 5th Avenue- Construction		(4,009)	225,000	229,009
6218 · 98 NW 5th Avenue- Building Maintenance	24,595	40,347	50,000	9,653
6219 · 98 NW 5th Avenue- Building Security	654	2,027	4,000	1,973
6221 · 98 NW 5th Avenue- Utilities	2,513	15,581	26,000	10,419
6222 · 102 NW 5th Avenue- Renovation/Expansion		156,094	850,000	693,906
6223 · 182 NW 5th Avenue- Renovation			250,000	250,000
6214 · Project Development/Implementation	285	2,519	75,000	72,481
6215 · Legal Fee-NW/SW 5th Ave-Beautification	570	570	15,000	14,430
Total 6200 · NW/SW-5th Ave Beautification	28,768	223,925	2,123,000	1,899,075
6300 · Redevelopment Sites				
6303 · Maintenance	33,911	118,320	617,000	498,680
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	179	1,185	50,000	48,815
6309 · Security Camera		2,205	150,000	147,795
6310 · Property Insurance	136,943	366,760	515,000	148,240
6315 · Property Taxes		82,905	82,905	(0)
6320 · Utilities	4,873	37,265	55,000	17,735
6330 · Block 60 Parking Lots		8,160	12,000	3,840
6350 · West Settlers Condo Association		10,471	11,000	529
6395 · Legal Fees		120	15,000	14,880
Total 6300 · Redevelopment Sites	175,906	627,391	1,657,905	1,030,514
6500 · Affordable/Workforce Housing Program				
6511 · Project Development/Implementation	5,426	5,493	5,000	(493)
6512 · Support for Affordable Housing Initiatives	76	76	1,000,000	999,924
6535 · A-Guide Funding - DBCLT		51,870	250,000	198,130
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees	510	2,160	10,000	7,840
Total 6500 · Affordable/Workforce Housing	6,012	59,599	1,415,000	1,355,401
Total 6000 · REDEVELOPMENT PROJECTS	210,686	910,915	5,195,905	4,284,990
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	-	48,985	600,000	551,015
7313 · CRA Grant Programs	4,475	61,049	500,000	438,951
Total 7300 · Grant Programs	4,475	110,034	1,100,000	989,966
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)			172,416	172,416
7334 · Housing Rehab Inspector (NW/SW)		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



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	April 2026 M-T-D	Oct 1 -April 30, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
7340 · IT Services	27,500	55,000	110,000	55,000
7342 · Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)	-	34,338	137,351	103,013
Total 7330 · City Contractual Services	27,500	223,536	6,265,267	6,041,731
7380 · Green Market				
7381 · Green Market Program	12,253	104,691	210,000	105,309
Total 7380 · Green Market	12,253	104,691	210,000	105,309
7386 · Snap Program				
7386 · Snap Program	765	8,077	10,000	1,923
Total 7386 · Snap Program	765	8,077	10,000	1,923
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	27,073	238,696	350,000	111,304
7444 · Arts Warehouse-Capital Assets	30,960	40,350	950,000	909,650
Total 7400 · Arts Warehouse Program	58,033	279,046	1,300,000	1,020,954
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 · Disseminating Redevelopment Information	4,899	78,032	100,000	21,968
7426 · Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	4,899	78,962	112,500	33,538
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	107,924	804,346	8,997,767	8,193,421
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	90,475	626,027	1,600,000	973,973
8013 · Payroll Taxes	6,184	41,039	130,000	88,961
8014 · Travel Allowance	460	3,220	9,000	5,780
8015 · Ins-Health/Dental/Life	10,842	66,621	150,000	83,379
8016 · Cell Allowance	725	4,925	10,000	5,075
8018 · Retirement Contributions	7,740	56,437	150,000	93,563
Total 8010 · PERSONNEL ITEMS	116,426	798,270	2,049,000	1,250,730
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	40	2,262	25,000	22,738
8109 · Postage/Express	158	845	2,000	1,155
Total 8100 · SUPPLIES & MATERIALS	198	3,107	27,000	23,893
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	119	2,848	7,500	4,652
8211 · Equipment Rentals	702	4,247	15,000	10,753
8213 · Repairs/Maintenance	4,045	4,517	8,000	3,483
8214 · Furniture & Fixtures			10,000	10,000
8215 · Office Equipment (Assets)			75,000	75,000
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	4,866	11,613	115,500	103,887
8300 · OFFICE SPACE				
8305 · Storage	1,428	9,769	15,000	5,231
8307 · Maintenance	8,667	28,540	500,000	471,460
8309 · Telephones	1,541	10,880	25,000	14,120
8311 · Utilities		6,514	25,000	18,486
8315 · Security	96	5,360	20,000	14,640
Total 8300 · OFFICE SPACE	11,732	61,064	585,000	523,936
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting		20,600	45,000	24,400
8402 · Board Administration	440	1,196	25,000	23,804
8403 · Legal - Administration	3,401	12,072	40,000	27,928
8405A · CRA Office Capital Outlay		14,696	500,000	485,304
8409 · Contractual Services	2,878	49,120	100,000	50,880
8411 · Printing		650	5,000	4,350
8413 · Publications/Subscriptions	1,842	7,685	10,000	2,316



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	April 2026 M-T-D	Oct 1 -April 30, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
8415 · Advertising	358	1,450	6,500	5,050
8419 · Bank Services	119	528	8,000	7,472
8423 · Organization/Member Dues		4,147	20,000	15,853
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	14,409	48,124	90,000	41,876
8434 · Meetings		237	5,000	4,763
8436 · Seminars & Workshops	4,934	7,384	25,000	17,616
8445 · Travel		3,265	40,000	36,735
Total 8400 · ADMINISTRATION/OPERATIONS	28,380	171,154	994,500	823,346
Total 8000 · ADMINISTRATION	161,603	1,045,206	3,771,000	2,725,794
Total Expenditures for Activities	525,072	3,095,609	108,639,529	105,543,920
	(622,740)	104,736,082	(0)	104,736,082