



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - September 30, 2025

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

Reviewed & Approved: *[Signature]*
CRA Executive Director



CRA Delray Beach
Statement of Net Assets
September 30, 2025 (FY2024-2025)

ASSETS

Cash-in-Banks

1141 · SBA-Investment TIF	8,511
1150 · Truist	1,491,780
1170 · City National	93,013,809
1190 · Petty Cash	146
Total Cash in Banks	94,514,247

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	89,361
1261 - Village Square Elderly AR	2,550,000
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1250B - Due from City	286,034
1924 - Deposits - Land Purchases	1,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	139,527
Total Other Assets	53,570,942

TOTAL ASSETS	<u>148,085,189</u>
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LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	648,185
2121 - Credit Card Payable	23,456
2130 - Due to City	2,352,495
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	6,501
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	13,273
Total Current Liabilities	3,222,967

Long Term Liabilities

2180-Deferred Inflows of Resources-Leases	<u>3,866,296</u>
Total Long Term Liabilities	3,866,296

Total Liabilities	<u>7,089,263</u>
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Equity	<u>140,995,926</u>
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TOTAL LIABILITIES & EQUITY	<u>148,085,189</u>
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DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended September 30, 2025 (FY 2024-2025)

	September 2025 M-T-D	Oct 1 -Sept 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	-	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	-	79,000	30,000	49,000
4216 · Green Market Booth & Other	23,150	75,844	42,000	33,844
4218 - Snap Program	-	11,351	5,000	6,351
4240 · Property Revenue (Lease Interest)	-	-	19,605	(19,605)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	4,600	19,132	60,000	(40,868)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)	128,452	128,452	125,000	3,452
4310 · Arts Warehouse	16,915	182,340	160,000	22,340
4400 · Lease Income	9,506	103,298	166,000	(62,702)
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	-	60	-	60
4800 · Loan Receivable Interest	18,802	79,469	46,032	33,437
4900 · Interest Earned	30,286	159,703	100,000	59,703
Total 4050 · CRA ADMINISTRATION SOURCES	231,711	57,495,945	57,410,934	85,011
Total Revenue from Activities	231,711	96,107,444	96,022,433	85,011
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	50,948	65,617	100,000	34,383
5123 · NW 600 Block Redevelopment	29,968	103,160	1,900,000	1,796,840
5124 · NW 800 Block Redevelopment	5,175	5,175	7,000,000	6,994,825
5140 · Legal Fees-W. Atlantic Redevelop	3,686	197,340	200,000	2,660
Total 5100 · West Atlantic Redevelop	89,776	437,851	9,300,000	8,862,149
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	62,000	-
5525 · Currie Commons Restrooms (CIP)	598,429	598,429	600,000	1,571
5530 · Project Develop / Implementation	-	-	5,000	5,000
Total 5500 · Osceola Neighborhood Plan	660,429	660,429	667,000	6,571
5600 · OTHER				
5610 - Land Acquisition-Other	465	4,006,968	11,163,033	7,156,065
5615 - Project Development/Implementation	3,475	74,172	50,000	(24,172)
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)	289,768	289,768	324,000	34,232
5526 · ADU LDR Setter	-	-	32,000	32,000



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended September 30, 2025 (FY 2024-2025)

	September 2025 M-T-D	Oct 1 -Sept 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	9,355	61,914	75,000	13,086
Total 5600 · OTHER	303,063	4,482,822	65,279,040	60,796,218
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	1,053,269	5,583,078	76,904,540	71,321,462
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage	7,321	7,321	75,000	67,679
6208D · 98 NW 5th Avenue Tenant Improvements -(Capital Assets)	-	22,832	500,000	477,168
6218 ·98 NW 5th Avenue- Building Maintenance	6,855	45,975	50,000	4,025
6219 ·98 NW 5th Avenue- Building Security	60	3,086	25,000	21,914
6221 ·98 NW 5th Avenue- Utilities	3,196	13,176	8,500	(4,676)
6214 · Project Development/Implementation	998	2,138	75,000	72,862
6215 · Legal Fee-NW/SW 5th Ave-Beautification	495	3,795	15,000	11,205
6216A · 95 SW 5th Avenue Design/Construction Administration	-	18,078	45,000	26,922
6216B · 95 SW 5th Avenue Construction-Construction	158,044	805,376	1,100,000	294,624
6217 ·95 SW 5th Avenue- Building Security	-	1,013	25,000	23,987
Total 6200 · NW/SW-5th Ave Beautification	176,969	922,789	1,918,500	995,711
6300 · Redevelopment Sites				
6303 · Maintenance	104,904	513,142	617,700	104,558
6305 - Project Develop/Implementation	-	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	161	796	25,000	24,204
6309 ·Security Camera			150,000	150,000
6310 - Property Insurance	-	465,799	465,800	1
6315 - Property Taxes	-	52,961	100,000	47,039
6320 - Utilities	2,617	44,791	55,000	10,209
6330 - Block 60 Parking Lots	-	7,497	12,000	4,503
6350 - West Settlers Condo Association	-	10,471	11,000	529
6395 - Legal Fees	-	12,525	10,000	(2,525)
Total 6300 · Redevelopment Sites	107,681	1,161,095	1,596,500	435,405
6500 · Affordable/Workforce Housing Program				
6511 - Project Development/Implementation	2,000	2,000	5,000	3,000
6512 - Support for Affordable Housing Initiatives			1,000,000	1,000,000
6535 - A-Guide Funding - DBCLT	88,382	238,087	239,810	1,723
6545 · Eagles Nest			150,000	150,000
6595 - Legal Fees	1,245	8,759	10,000	1,241
Total 6500 · Affordable/Workforce Housing	91,627	248,846	1,404,810	1,155,964
Total 6000 · REDEVELOPMENT PROJECTS	376,277	2,332,730	4,919,810	2,587,080
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	15,696	54,243	600,000	545,757
7313 · CRA Grant Programs	-	85,652	458,000	372,348
Total 7300 · Grant Programs	15,696	139,895	1,058,000	918,105
7330 · City Contractual Services				
7332 - 2 Code Officers (NW/SW)	38,289	152,375	153,154	779
7334 · Housing Rehab Inspector (NW/SW)	26,744	54,397	58,881	4,484
7335 · Clean & Safe	2,294,407	4,479,714	5,225,605	745,891
7336 · Streetscape Maintenance	(35,650)	-	100,000	100,000
7337 · Project Engineer	66,922	136,666	139,487	2,821
7339 · Engineering Inspector	43,534	87,526	87,985	459
7340 · IT Services	27,500	110,000	110,000	-
7344 · 2 Litter Prevention Officers (NW/SW)	35,493	141,972	141,972	-
Total 7330 · City Contractual Services	2,497,239	5,162,650	6,017,084	854,434
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	-	5,536	50,000	44,464



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended September 30, 2025 (FY 2024-2025)

	September 2025 M-T-D	Oct 1 -Sept 30, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025-08 FY 2024-2025	Variance Favorable (Unfavorable)
7376 · A-GUIDE Funding	202,626	927,000	927,000	-
7375 · Community Resource Enhancement	202,626	932,536	977,000	44,464
7380 · Green Market				
7381 · Green Market Program	7,870	178,035	210,000	31,965
Total 7380 · Green Market	7,870	178,035	210,000	31,965
7386 - Snap Program				
7386 - Snap Program	-	10,576	10,000	(576)
Total 7386 - Snap Program	-	10,576	10,000	(576)
7440 · ARTS WAREHOUSE PROGRAM				
7440 - Arts Warehouse - Program	52,392	412,236	350,000	(62,236)
7444 - Arts Warehouse-Capital Assets	-	39,538	800,000	760,462
Total 7400 · Arts Warehouse Program	52,392	451,774	1,150,000	698,226
7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
7425 - Disseminating Redevelopment Information	7,395	99,715	100,000	285
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	7,395	1,005,390	1,017,500	12,110
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	2,783,217	7,880,856	10,439,584	2,558,728
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	74,957	959,077	1,600,000	640,923
8013 · Payroll Taxes	5,134	66,040	130,000	63,960
8014 · Travel Allowance	460	5,980	9,000	3,020
8015 · Ins-Health/Dental/Life	9,876	98,897	150,000	51,103
8016 · Cell Allowance	550	7,375	10,000	2,625
8018 · Retirement Contributions	7,555	100,389	150,000	49,611
Total 8010 · PERSONNEL ITEMS	98,531	1,237,758	2,049,000	811,242
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	124	7,660	25,000	17,340
8109 · Postage/Express	-	1,590	2,000	410
Total 8100 · SUPPLIES & MATERIALS	124	9,250	27,000	17,750
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	512	4,789	7,500	2,711
8211 · Equipment Rentals	818	6,335	15,000	8,665
8213 · Repairs/Maintenance	-	2,111	8,000	5,889
8214 · Furniture & Fixtures	-	161	10,000	9,839
8215 · Office Equipment (Assets)	-	19,015	75,000	55,985
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	1,330	32,412	115,500	83,088
8300 · OFFICE SPACE				
8305 · Storage	1,266	15,267	12,000	(3,267)
8307 · Maintenance	2,474	50,104	500,000	449,896
8309 · Telephones	7,478	27,334	25,000	(2,334)
8311 · Utilities	213	9,385	25,000	15,615
8315 · Security	66	5,365	20,000	14,635
Total 8300 · OFFICE SPACE	11,497	107,454	582,000	474,546
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	-	28,000	45,000	17,000
8402 · Board Administration	364	2,411	25,000	22,589
8403 · Legal - Administration	4,783	18,992	40,000	21,008
8405A -CRA Office Capital Outlay	14,214	22,024	500,000	477,976
8409 · Contractual Services	17,457	65,320	100,000	34,680
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	818	9,360	10,000	640
8415 · Advertising	1,165	7,972	5,000	(2,972)



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended September 30, 2025 (FY 2024-2025)

	September 2025 M-T-D	Oct 1 -Sept 30, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025-08 FY 2024-2025	Variance Favorable (Unfavorable)
8419 · Bank Services	27	350	5,000	4,650
8423 · Organization/Member Dues	139	3,009	20,000	16,991
8425 · Public Relations/Communications		1,620	75,000	73,380
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		84,051	85,000	949
8434 · Meetings		856	5,000	4,144
8436 · Seminars & Workshops	4,530	16,094	25,000	8,906
8445 · Travel	2,405	18,429	40,000	21,571
Total 8400 · ADMINISTRATION/OPERATIONS	45,903	278,489	985,000	706,512
Total 8000 · ADMINISTRATION	157,384	1,665,363	3,758,500	2,093,138
Total Expenditures for Activities	4,370,147	17,462,026	96,022,433	78,560,409
	(4,138,436)	78,645,418	(0)	78,645,418