



Monthly Financial Statements

FY 2025 - 2026

For the Period Ended and YTD - January 31, 2026

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

Reviewed & Approved: *Ree J*
CRA Executive Director



CRA Delray Beach
Statement of Net Assets
January 31, 2026 (FY2025-2026)

ASSETS

Cash-in-Banks

1141 · SBA-Investment TIF	8,628
1150 · Truist	1,491,870
1170 · City National	133,065,561
1190 · Petty Cash	146
Total Cash in Banks	134,566,205

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	31,998
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	83,125
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
Total Other Assets	58,115,081

TOTAL ASSETS **192,681,286**

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	142,827
2121 - Credit Card Payable	8,479
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	15,873
Total Current Liabilities	356,678

Long Term Liabilities

2180-Deferred Inflows of Resources-Leases	4,002,358
Total Long Term Liabilities	4,002,358

Total Liabilities **4,359,036**

Equity **188,322,250**

TOTAL LIABILITIES & EQUITY **192,681,286**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended January 31, 2026 (FY 2025-2026)

	January 2026 M-T-D	Oct 1 -Jan 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach		25,400,827	25,306,375	94,452
4010 · TIF - County		18,557,564	18,483,499	74,065
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	43,958,391	43,789,874	168,517
4050 · CRA ADMINISTRATION SOURCES				
4060 · Land/Construction Sales-Other		20	-	20
4210 · Grants	40,000	40,000	100,000	(60,000)
4216 · Green Market Booth & Other	1,098	28,422	51,000	(22,578)
4218 · Snap Program	1,324	4,090	11,000	(6,910)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	3,111	10,742	25,000	(14,258)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	21,907	69,964	160,000	(90,036)
4400 · Lease Income	8,363	30,148	166,000	(135,852)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	-
4800 · Loan Receivable Interest	19,068	75,155	41,106	34,049
4801 · Principal Loan Repayments			201,894	(201,894)
4900 · Interest Earned	40,750	131,296	150,000	(18,704)
Total 4050 · CRA ADMINISTRATION SOURCES	135,622	63,771,229	64,432,393	(661,164)
Total Revenue from Activities	135,622	107,729,620	108,222,267	(492,647)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation		25,975	5,000,000	4,974,025
5123 · NW 600 Block Redevelopment	15,641	23,002	3,000,000	2,976,998
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	6,160	11,974	100,000	88,026
Total 5100 · West Atlantic Redevelop	21,801	60,951	15,275,000	15,214,049
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		-	360,000	360,000
5365 · Project Develop / Implementation	-		2,500	2,500
5367 · SW 8th and SW 2nd Improvement (CIP)			211,000	211,000
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		-	1,778,500	1,778,500
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
5615 · Project Development/Implementation		7,540	100,000	92,460
5621 · Merritt Park - Shade Enhancement			150,000	150,000



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended January 31, 2026 (FY 2025-2026)

	January 2026 M-T-D	Oct 1 -Jan 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
5622 - Northwest Neighborhood Improvements (CIP)			15,600,000	15,600,000
5526 · ADU LDR Study			32,000	32,000
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5695 · Other - Legal	3,060	9,396	75,000	65,604
Total 5600 · OTHER	3,060	17,936	73,257,000	73,239,064
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	24,861	78,887	91,318,000	91,239,113
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 Asset	(438)	(438)	500,000	500,438
6210 · 95 SW 5th Avenue- Building Maintenance			40,000	40,000
6211 · 95 SW 5th Avenue- Building Security		506	4,000	3,494
6216 · 95 SW 5th Avenue- Utilities	565	565	9,000	8,435
6216B · 95 SW 5th Avenue- Construction			-	-
6218 · 98 NW 5th Avenue- Building Maintenance	2,925	9,215	50,000	40,785
6219 · 98 NW 5th Avenue- Building Security	522	1,271	4,000	2,729
6221 · 98 NW 5th Avenue- Utilities	2,215	7,760	8,500	740
6222 · 102 NW 5th Avenue- Renovation/Expansion	66,582	156,094	450,000	293,906
6214 · Project Development/Implementation	1,059	1,706	75,000	73,294
6215 · Legal Fee-NW/SW 5th Ave-Beautification			15,000	15,000
Total 6200 · NW/SW-5th Ave Beautification	73,431	181,589	1,230,500	1,048,911
6300 · Redevelopment Sites				
6303 · Maintenance	19,050	49,484	617,000	567,516
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	164	664	50,000	49,336
6309 · Security Camera		2,205	150,000	147,795
6310 · Property Insurance		229,817	515,000	285,183
6315 · Property Taxes	(3,732)	79,804	65,000	(14,804)
6320 · Utilities	2,348	14,271	55,000	40,729
6330 · Block 60 Parking Lots			12,000	12,000
6350 · West Settlers Condo Association	-	10,471	11,000	529
6395 · Legal Fees		120	15,000	14,880
Total 6300 · Redevelopment Sites	17,830	386,836	1,640,000	1,253,164
6500 · Affordable/Workforce Housing Program				
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
Total 6500 · Affordable/Workforce Housing	-	67	1,415,000	1,414,933
Total 6000 · REDEVELOPMENT PROJECTS	91,260	568,492	4,285,500	3,717,008
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs		45,496	500,000	454,504
Total 7300 · Grant Programs	-	45,496	1,100,000	1,054,504
7330 · City Contractual Services				
7332 - 2 Code Officers (NW/SW)			172,416	172,416
7334 · Housing Rehab Inspector (NW/SW)			60,066	60,066
7335 · Clean & Safe	50,100	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
7340 · IT Services		27,500	110,000	82,500
7342 ·Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)	-	34,338	137,351	103,013



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended January 31, 2026 (FY 2025-2026)

	January 2026 M-T-D	Oct 1 -Jan 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
Total 7330 · City Contractual Services	50,100	181,623	6,265,267	6,083,644
7380 · Green Market				
7381 · Green Market Program	17,787	65,885	210,000	144,115
Total 7380 · Green Market	17,787	65,885	210,000	144,115
7386 · Snap Program				
7386 · Snap Program	1,860	4,770	10,000	5,230
Total 7386 - Snap Program	1,860	4,770	10,000	5,230
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	35,074	141,139	350,000	208,861
7444 · Arts Warehouse-Capital Assets	3,040	7,380	800,000	792,620
Total 7400 · Arts Warehouse Program	38,114	148,519	1,150,000	1,001,481
7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
7425 · Disseminating Redevelopment Information	4,266	60,947	100,000	39,053
7426 · Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	4,266	61,877	112,500	50,623
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	112,128	508,170	8,847,767	8,339,597
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	87,068	357,934	1,600,000	1,242,066
8013 · Payroll Taxes	6,115	22,476	130,000	107,524
8014 · Travel Allowance	460	1,840	9,000	7,160
8015 · Ins-Health/Dental/Life	8,783	35,980	150,000	114,020
8016 · Cell Allowance	725	2,750	10,000	7,250
8018 · Retirement Contributions	11,491	33,359	150,000	116,641
Total 8010 · PERSONNEL ITEMS	114,642	454,339	2,049,000	1,594,661
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	394	1,971	25,000	23,029
8109 · Postage/Express	103	550	2,000	1,450
Total 8100 · SUPPLIES & MATERIALS	497	2,521	27,000	24,479
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	240	1,620	7,500	5,880
8211 · Equipment Rentals	702	2,422	15,000	12,578
8213 · Repairs/Maintenance		50	8,000	7,950
8214 · Furniture & Fixtures			10,000	10,000
8215 · Office Equipment (Assets)			75,000	75,000
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	942	4,092	115,500	111,408
8300 · OFFICE SPACE				
8305 · Storage	1,428	5,485	15,000	9,515
8307 · Maintenance	5,174	16,504	500,000	483,496
8309 · Telephones	1,316	6,226	25,000	18,774
8311 · Utilities	127	5,170	25,000	19,830
8315 · Security	4,934	5,132	20,000	14,868
Total 8300 · OFFICE SPACE	12,978	38,517	585,000	546,483
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting			45,000	45,000
8402 · Board Administration		651	25,000	24,349
8403 · Legal - Administration	2,141	5,511	40,000	34,489
8405A · CRA Office Capital Outlay	1,950	9,351	500,000	490,649
8409 · Contractual Services	4,105	38,541	100,000	61,459
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	275	4,651	10,000	5,349
8415 · Advertising	87	1,091	6,500	5,409
8419 · Bank Services		15	8,000	7,985
8423 · Organization/Member Dues	984	3,774	20,000	16,227



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended January 31, 2026 (FY 2025-2026)

	January 2026 M-T-D	Oct 1 -Jan 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		33,716	90,000	56,284
8434 · Meetings		92	5,000	4,908
8436 · Seminars & Workshops		250	25,000	24,750
8445 · Travel	1,426	2,621	40,000	37,379
Total 8400 · ADMINISTRATION/OPERATIONS	10,967	100,263	994,500	894,238
Total 8000 · ADMINISTRATION	140,026	599,731	3,771,000	3,171,269
Total Expenditures for Activities	368,276	1,755,280	108,222,267	106,466,987
	(232,653)	105,974,340	(0)	105,974,340