



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - January 31, 2025

Prepared & Approved:

Gina Clayton

CRA Finance & Operations Director

Reviewed & Approved:

Reece J.

CRA Executive Director



CRA Delray Beach

Statement of Net Assets

January 31, 2025 (FY2024-2025)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,264
1150 · SunTrust	1,491,601
1161 - TD Bank	1,084,985
1170 · City National	103,858,234
1190 · Petty Cash	146
Total Cash in Banks	106,443,230
 Total 1600 · CAPITAL ASSETS	 45,586,929
1674 - Arts Warehouse	2,102,266
1682 - Furniture & Fixture-Arts Warehouse	36,271
1692 - Office Equipment-Arts Warehouse	16,797
1699 - Accumulated Depreciation	-3,509,129
 Other Assets	
1250 · A/R	4,583
1257 · A/R- Loans CLT	175,249
1259 - A/R - Loans- Hatcher	1,400,000
1280 - A/R -Lease Receivables	3,922,499
1251 - Long Term A/R	101,588
1261 - Village Square Elderly AR	2,575,000
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	53,368,422
 TOTAL ASSETS	 159,811,652

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities	
2100 - Accounts Payable	270,092
2121 - Credit Card Payable	0
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	6,652
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	12,883
Total Current Liabilities	468,685
 Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	3,922,499
Total Current Liabilities	3,922,499
 Total Liabilities	 4,391,184
 Equity	 155,420,469
 TOTAL LIABILITIES & EQUITY	 159,811,652



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities

(Unaudited)

For the Period and Y-T-D ended January 31, 2025 (FY 2024-2025)

	January 2025 M-T-D	Oct 1 -Jan 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach		21,982,407	21,982,407	0
4010 · TIF - County		16,748,359	16,748,359	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	38,730,766	38,730,766	-
4050 · CRA ADMINISTRATION SOURCES				
4210 · Grants	15,000	15,000	30,000	(15,000)
4216 · Green Market Booth & Other	22,330	28,720	42,000	(13,280)
4218 · Snap Program	1,186	2,645	5,000	(2,355)
4240 · Property Revenue (Lease Interest)	10,247	39,647	19,605	20,042
4251 · 98 NW 5th Avenue Property Revenue (Rents)	1,196	4,723	60,000	(55,277)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	23,818	55,829	160,000	(104,171)
4400 · Lease Income			166,000	(166,000)
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	7,692	15,405	46,032	(30,627)
4900 · Interest Earned	13,875	51,851	75,000	(23,149)
Total 4050 · CRA ADMINISTRATION SOURCES	95,344	56,621,132	57,385,934	(764,802)
Total Revenue from Activities	95,344	95,351,898	96,116,700	(764,802)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5118 · Demolition of 700 Atlantic Avenue	17	278	100,000	99,722
5120 · Project Develop/Implementation		723	100,000	99,278
5123 · NW 600 Block Redevelopment		7,538	1,900,000	1,892,463
5124 · NW 800 Block Redevelopment			7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	210	2,690	200,000	197,310
Total 5100 · West Atlantic Redevelop	227	11,228	9,300,000	9,288,772
5200 · DOWNTOWN- DB-MASTER PLAN				
5201 · Old School Square Campus Activation			500,000	500,000
5239 · Project Develop / Implementation			5,000	5,000
5295 · Legal Fees -DB Master Plan		375	2,500	2,125
Total 5200 · DOWNTOWN- DB-MASTER PLAN	-	375	507,500	507,125
5300 · SW Neighborhood Plan				
5364 · Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation			75,000	75,000
5366 · Dr. Rev Thomas Park Playground		700		(700)
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan		700	5,000	4,300
Total 5300 · SW Neighborhood Plan	-	1,400	440,000	438,600
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	653,972	664,972	12,000,000	11,335,028
5615 · Project Development/Implementation	7,495	14,863	50,000	35,137
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)			324,000	324,000
5526 · ADU LDR Setter			32,000	32,000
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5695 · Other - Legal	5,191	12,192	75,000	62,808
Total 5600 · OTHER	666,658	692,028	66,116,007	65,423,979
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	666,885	705,031	77,030,507	76,325,476



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities

(Unaudited)

For the Period and Y-T-D ended January 31, 2025 (FY 2024-2025)

	January 2025 M-T-D	Oct 1 -Jan 31, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
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)		20,257	500,000	479,743
6218 · 98 NW 5th Avenue- Building Maintenance	2,393	15,573	25,000	9,427
6219 · 98 NW 5th Avenue- Building Security	726	1,452	25,000	23,548
6221 · 98 NW 5th Avenue- Utilities	805	3,157	5,000	1,843
6214 · Project Development/Implementation		3	75,000	74,997
6215 · Legal Fee-NW/SW 5th Ave-Beautification		1,950	15,000	13,050
6216A · 95 SW 5th Avenue Design/Construction Administration		2,678	45,000	42,322
6216B · 95 SW 5th Avenue Construction-Construction	171,912	180,692	1,100,000	919,308
6217 · 95 SW 5th Avenue- Building Security		-	25,000	25,000
Total 6200 · NW/SW-5th Ave Beautification	175,835	225,762	1,890,000	1,664,238
6300 · Redevelopment Sites				
6303 · Maintenance	140,586	157,424	600,000	442,576
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 · Securty		71	25,000	24,929
6309 · Securty Camera			150,000	150,000
6310 · Property Insurance		116,450	465,800	349,350
6315 · Property Taxes	(2,857)	43,871	100,000	56,129
6320 · Utilities	12,224	28,468	55,000	26,532
6330 · Block 60 Parking Lots			12,000	12,000
6350 · West Settlers Condo Association			11,000	11,000
6395 · Legal Fees	906	7,505	7,500	(5)
Total 6300 · Redevelopment Sites	150,859	353,789	1,576,300	1,222,511
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			239,810	239,810
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees	975	3,612	10,000	6,388
Total 6500 · Affordable/Workforce Housing	975	3,612	1,404,810	1,401,198
Total 6000 · REDEVELOPMENT PROJECTS	327,669	583,163	4,871,110	4,287,947
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	13,041	13,041	600,000	586,959
7313 · CRA Grant Programs	-	39,671	500,000	460,329
Total 7300 · Grant Programs	13,041	52,712	1,100,000	1,047,288
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)			153,154	153,154
7334 · Housing Rehab Inspector (NW/SW)	13,639	13,639	58,881	45,242
7335 · Clean & Safe			5,225,605	5,225,605
7336 · Streetscape Maintenance	12,743	14,498	100,000	85,502
7337 · Project Engineer	21,996	21,996	139,487	117,491
7339 · Engineering Inspector			87,985	87,985
7340 · IT Services	27,500	27,500	110,000	82,500
7344 · 2 Litter Prevention Officers (NW/SW)	35,493	35,493	141,972	106,479
Total 7330 · City Contractual Services	111,371	113,127	6,017,084	5,903,957
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	550	4,053	50,000	45,947
7376 · A-GUIDE Funding			902,000	902,000
7375 · Community Resource Enhancement	550	4,053	952,000	947,947
7380 · Green Market				
7381 · Green Market Program	19,516	68,234	210,000	141,766
Total 7380 · Green Market	19,516	68,234	210,000	141,766
7386 · Snap Program				
7386 · Snap Program	918	2,022	10,000	7,978
Total 7386 · Snap Program	918	2,022	10,000	7,978
7440 · ARTS WAREHOUSE PROGRAM				



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7440 - Arts Warehouse - Program	41,087	121,076	350,000	228,924
7441 - Arts Warehouse-Capital Assets			800,000	800,000
Total 7400 - Arts Warehouse Program	41,087	121,076	1,150,000	1,028,924
7400 - DISSEMINATING REDEVELOPMENT INFORMATION				
7425 - Disseminating Redevelopment Information	5,407	48,774	100,000	51,226
7426 - Project Development/Implementation			10,000	10,000
7470 - International Tennis Tournament			905,000	905,000
7490 - Legal Fees		100	2,500	2,400
Total 7400 - Disseminating Redevelopment Information	5,407	48,874	1,017,500	968,626
Total 7000 - COMMUNITY IMP & ECONOMIC DEV	191,891	410,098	10,456,584	10,046,486
8000 - ADMINISTRATION				
8010 - PERSONNEL ITEMS				
8011 - Salaries & Wages	113,770	338,694	1,600,000	1,261,306
8013 - Payroll Taxes	8,345	22,299	130,000	107,701
8014 - Travel Allowance	460	1,840	9,000	7,160
8015 - Ins-Health/Dental/Life	9,007	35,785	150,000	114,215
8016 - Cell Allowance	600	2,400	10,000	7,600
8018 - Retirement Contributions	11,524	32,663	150,000	117,337
Total 8010 - PERSONNEL ITEMS	143,705	433,680	2,049,000	1,615,320
8100 - SUPPLIES & MATERIALS				
8105 - Office Supplies	396	3,560	25,000	21,440
8109 - Postage/Express		413	2,000	1,587
Total 8100 - SUPPLIES & MATERIALS	396	3,972	27,000	23,028
8200 - EQUIPMENT/PROP/MAINTENANCE				
8210 - Computer Equipment & Supplies	269	463	7,500	7,037
8211 - Equipment Rentals	477	2,009	15,000	12,991
8213 - Repairs/Maintenance		382	8,000	7,618
8214 - Furniture & Fixtures		161	10,000	9,839
8215 - Office Equipment (Assets)		11,620	75,000	63,380
Total 8200 - EQUIPMENT/PROP/MAINTENANCE	746	14,634	115,500	100,866
8300 - OFFICE SPACE				
8305 - Storage	1,504	5,056	12,000	6,944
8307 - Maintenance	2,629	25,568	500,000	474,432
8309 - Telephones	2,018	6,486	25,000	18,514
8311 - Utilities	142	435	25,000	24,565
8315 - Security	4,621	4,806	20,000	15,194
Total 8300 - OFFICE SPACE	10,914	42,351	582,000	539,649
8400 - ADMINISTRATION/OPERATIONS				
8401 - Accounting		498	45,000	44,502
8402 - Board Administration		751	25,000	24,249
8403 - Legal - Administration	375	2,889	40,000	37,111
8405A -CRA Office Capital Outlay			500,000	500,000
8409 - Contractual Services	3,205	16,930	100,000	83,070
8411 - Printing			5,000	5,000
8413 - Publications/Subscriptions	488	3,922	10,000	6,078
8415 - Advertising		1,311	5,000	3,689
8419 - Bank Services		188	5,000	4,812
8423 - Organization/Member Dues		964	20,000	19,036
8425 - Public Relations/Communications	1,500	1,500	75,000	73,500
8430 - Insurance (D&O,Veh,Workers Comp, Bldg.)		21,250	85,000	63,750
8434 - Meetings		746	5,000	4,254
8436 - Seminars & Workshops		4,027	25,000	20,973
8445 - Travel	454	8,169	40,000	31,831
Total 8400 - ADMINISTRATION/OPERATIONS	6,021	63,146	985,000	921,854
Total 8000 - ADMINISTRATION	161,783	557,784	3,758,500	3,200,717
Total Expenditures for Activities	1,348,227	2,256,075	96,116,700	93,860,626
Revenue Over/(Under) Expenditures	(1,252,883)	93,095,823	(0)	93,095,823