



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - August 31, 2025

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

Reviewed & Approved: *Dee J*
CRA Executive Director



CRA Delray Beach

Statement of Net Assets

August 31, 2025 (FY2024-2025)

ASSETS

Cash-in-Banks

1141 - SBA-Investment TIF	8,481
1150 - Truist	1,491,758
1170 - City National	94,555,806
1190 - Petty Cash	146
Total Cash in Banks	96,056,190

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	4,187
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	90,907
1261 - Village Square Elderly AR	2,550,000
1258 - Second Mortgages	795,954
1923 - Delray Housing Group	3,000
1250B - Due from City	250,000
1924 - Deposits - Land Purchases	1,000
1925 - Utility Deposits	941
1930 - Prepaid Expenses	7,761
Total Other Assets	53,404,689

TOTAL ASSETS **149,460,879**

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	261,190
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	6,441
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	13,533
Total Current Liabilities	460,221

Long Term Liabilities

2180-Deferred Inflows of Resources-Leases	3,866,296
Total Long Term Liabilities	3,866,296

Total Liabilities **4,326,517**

Equity **145,134,362**

TOTAL LIABILITIES & EQUITY **149,460,879**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	August 2025 M-T-D	Oct 1 - Aug 31, 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	1,750	52,694	42,000	10,694
4218 · Snap Program	762	11,351	5,000	6,351
4240 · Property Revenue (Lease Interest)	11,307	93,792	19,605	74,187
4251 · 98 NW 5th Avenue Property Revenue (Rents)	3,212	14,532	60,000	(45,468)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)	-	-	125,000	(125,000)
4310 · Arts Warehouse	12,458	165,424	160,000	5,424
4400 · Lease Income	-	-	166,000	(166,000)
4500 · General Fund Carryforward from FY 23-24	-	-	56,407,297	(56,407,297)
4700 · Reimbursements from the City of Delray Beach	-	250,000	250,000	0
4750 · Other Reimbursements	-	60	-	60
4800 · Loan Receivable Interest	18,807	60,667	46,032	14,635
4900 · Interest Earned	10,951	129,416	100,000	29,416
Total 4050 · CRA ADMINISTRATION SOURCES	59,247	856,937	57,410,934	(56,553,997)
Total Revenue from Activities	59,247	39,468,436	96,022,433	(56,553,997)
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	1,829	14,669	100,000	85,331
5123 · NW 600 Block Redevelopment	-	73,192	1,900,000	1,826,808
5124 · NW 800 Block Redevelopment	-	-	7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	2,500	193,654	200,000	6,346
Total 5100 · West Atlantic Redevelop	4,328	348,075	9,300,000	8,951,925
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
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	2,062,873	4,006,503	11,163,033	7,156,530
5615 · Project Development/Implementation	29,946	70,697	50,000	(20,697)
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	4,017	52,559	75,000	22,441



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	August 2025 M-T-D	Oct 1 - Aug 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
Total 5600 · OTHER	2,096,836	4,179,759	65,279,040	61,099,281
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	2,101,164	4,529,809	76,904,540	72,374,731
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)	-	22,832	500,000	477,168
6218 · 98 NW 5th Avenue- Building Maintenance	3,891	39,120	50,000	10,880
6219 · 98 NW 5th Avenue- Building Security	25	3,026	25,000	21,974
6221 · 98 NW 5th Avenue- Utilities	1,506	9,979	8,500	(1,479)
6214 · Project Development/Implementation	433	1,139	75,000	73,861
6215 · Legal Fee-NW/SW 5th Ave-Beautification	-	3,300	15,000	11,700
6216A · 95 SW 5th Avenue Design/Construction Administration	-	18,078	45,000	26,922
6216B · 95 SW 5th Avenue Construction-Construction	-	647,332	1,100,000	452,668
6217 · 95 SW 5th Avenue- Building Security	1,013	1,013	25,000	23,987
Total 6200 · NW/SW-5th Ave Beautification	6,867	745,820	1,918,500	1,172,680
6300 · Redevelopment Sites				
6303 · Maintenance	166,415	408,239	617,700	209,461
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	635	25,000	24,365
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	2,005	42,174	55,000	12,826
6330 · Block 60 Parking Lots	-	7,497	12,000	4,503
6350 · West Settlers Condo Association	823	10,471	11,000	529
6395 · Legal Fees	1,307	12,525	10,000	(2,525)
Total 6300 · Redevelopment Sites	170,711	1,053,413	1,596,500	543,087
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	50,033	149,705	239,810	90,105
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees	713	7,514	10,000	2,486
Total 6500 · Affordable/Workforce Housing	50,746	157,219	1,404,810	1,247,591
Total 6000 · REDEVELOPMENT PROJECTS	228,324	1,956,453	4,919,810	2,963,357
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	-	38,546	600,000	561,454
7313 · CRA Grant Programs	-	85,652	458,000	372,348
Total 7300 · Grant Programs	-	124,198	1,058,000	933,802
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)	-	114,086	153,154	39,068
7334 · Housing Rehab Inspector (NW/SW)	-	27,654	58,881	31,227
7335 · Clean & Safe	-	2,185,307	5,225,605	3,040,298
7336 · Streetscape Maintenance	582	35,650	100,000	64,350
7337 · Project Engineer	-	69,744	139,487	69,744
7339 · Engineering Inspector	-	43,993	87,985	43,993
7340 · IT Services	-	82,500	110,000	27,500
7344 · 2 Litter Prevention Officers (NW/SW)	-	106,479	141,972	35,493
Total 7330 · City Contractual Services	582	2,665,412	6,017,084	3,351,672
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	-	5,536	50,000	44,464
7376 · A-GUIDE Funding	237,043	724,374	927,000	202,626
7375 · Community Resource Enhancement	237,043	729,910	977,000	247,090
7380 · Green Market				
7381 · Green Market Program	9,167	170,165	210,000	39,835
Total 7380 · Green Market	9,167	170,165	210,000	39,835



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

	August 2025 M-T-D	Oct 1 -Aug 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
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	33,406	359,845	350,000	(9,845)
7444 - Arts Warehouse-Capital Assets	-	39,538	800,000	760,462
Total 7400 · Arts Warehouse Program	33,406	399,383	1,150,000	750,617
7400 · DISSEMINATING REDEVELOPMENT INFROMATION				
7425 - Disseminating Redevelopment Information	9,815	92,320	100,000	7,680
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	9,815	997,995	1,017,500	19,505
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	290,012	5,097,639	10,439,584	5,341,945
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	73,867	884,120	1,600,000	715,880
8013 · Payroll Taxes	5,085	60,906	130,000	69,094
8014 · Travel Allowance	460	5,520	9,000	3,480
8015 · Ins-Health/Dental/Life	7,799	89,021	150,000	60,979
8016 · Cell Allowance	625	6,825	10,000	3,175
8018 · Retirement Contributions	11,882	92,835	150,000	57,165
Total 8010 · PERSONNEL ITEMS	99,718	1,139,227	2,049,000	909,773
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	-	7,536	25,000	17,464
8109 · Postage/Express	161	1,590	2,000	410
Total 8100 · SUPPLIES & MATERIALS	161	9,127	27,000	17,873
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	105	4,278	7,500	3,222
8211 · Equipment Rentals	477	5,517	15,000	9,483
8213 · Repairs/Maintenance	392	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	974	31,082	115,500	84,418
8300 · OFFICE SPACE				
8305 · Storage	1,266	14,001	12,000	(2,001)
8307 · Maintenance	2,488	47,630	500,000	452,370
8309 · Telephones	1,743	19,857	25,000	5,143
8311 · Utilities	-	9,172	25,000	15,828
8315 · Security	92	5,299	20,000	14,701
Total 8300 · OFFICE SPACE	5,588	95,958	582,000	486,042
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	-	28,000	45,000	17,000
8402 · Board Administration	64	2,047	25,000	22,953
8403 · Legal - Administration	950	14,209	40,000	25,791
8405A -CRA Office Capital Outlay	-	7,810	500,000	492,190
8409 · Contractual Services	5,046	47,863	100,000	52,137
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	569	8,542	10,000	1,458
8415 · Advertising	824	6,806	5,000	(1,806)
8419 · Bank Services	-	323	5,000	4,677
8423 · Organization/Member Dues	-	2,870	20,000	17,130
8425 · Public Relations/Communications	120	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	2,030	11,564	25,000	13,436
8445 · Travel	93	16,024	40,000	23,976
Total 8400 · ADMINISTRATION/OPERATIONS	9,696	232,586	985,000	752,415



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

August 2025 M-T-D	Oct 1 -Aug 31, FY 24-25 Y-T-D	Amendment No. 2 Resolution No. 2025 08 FY 2024-2025	Variance Favorable (Unfavorable)
Total 8000 - ADMINISTRATION	116,137	1,507,979	3,758,500 2,250,521
Total Expenditures for Activities	2,735,637	13,091,879	96,022,433 82,930,555
Revenue Over/(Under) Expenditures	(2,676,390)	26,376,557	(0) 26,376,557