



Monthly Financial Statements

FY 2025 - 2026

For the Period Ended and YTD - December 31, 2025

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

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



CRA Delray Beach
Statement of Net Assets
December 31, 2025 (FY2025-2026)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,571
1150 · Truist	1,491,825
1170 · City National	92,116,510
1190 · Petty Cash	146
Total Cash in Banks	93,617,053
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	1,353
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	86,253
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	58,087,565
TOTAL ASSETS	<u>151,704,618</u>

LIABILITIES & NET ASSETS

Liabilities	
Current Liabilities	
2100 - Accounts Payable	245,267
2121 - Credit Card Payable	1,476
2130 - Due to City	2,071,852
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	14,873
Total Current Liabilities	<u>2,522,967</u>
Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	4,002,358
Total Long Term Liabilities	<u>4,002,358</u>
Total Liabilities	<u>6,525,325</u>
Equity	<u>145,179,293</u>
TOTAL LIABILITIES & EQUITY	<u>151,704,618</u>



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	December 2025 M-T-D	Oct 1 -Dec 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	25,400,827	25,306,375	94,452
4010 · TIF - County	18,557,564	18,557,564	18,483,499	74,065
Total 4000 · TAX INCREMENT FINANCING (TIF)	43,958,391	43,958,391	43,789,874	168,517
4050 · CRA ADMINISTRATION SOURCES				
4060 - Land/Construction Sales-Other		20	-	20
4210 · Grants			100,000	(100,000)
4216 · Green Market Booth & Other	2,167	27,324	51,000	(23,676)
4218 - Snap Program	-	815	11,000	(10,185)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	2,631	7,072	25,000	(17,928)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	14,653	48,057	160,000	(111,943)
4400 · Lease Income	6,375	21,785	166,000	(144,215)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	0
4750 · Other Reimbursements				
4750 · Other Reimbursements			-	0
4800 · Loan Receivable Interest	18,499	56,086	41,106	14,980
4801 · Principal Loan Repayments			201,894	
4900 · Interest Earned	35,571	90,546	150,000	(59,454)
Total 4050 · CRA ADMINISTRATION SOURCES	79,895	63,633,098	64,432,393	(799,295)
Total Revenue from Activities	44,038,286	107,591,489	108,222,267	(630,778)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation	4,870	25,975	5,000,000	4,974,025
5123 · NW 600 Block Redevelopment	7,361	7,361	3,000,000	2,992,639
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	1,112	5,815	100,000	94,186
Total 5100 · West Atlantic Redevelop	13,343	39,151	15,275,000	15,235,849
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 · Project Develop / Implementation			211,000	211,000
5368 · Project Develop / Implementation			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



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	December 2025 M-T-D	Oct 1 -Dec 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
5615 · Project Development/Implementation	3,875	7,540	100,000	92,460
5621 · Merritt Park - Shade Enhancement			150,000	150,000
5622 - Northwest Neighborhood Improvements (CIP)			15,600,000	15,600,000
5526 · ADU LDR Setter			32,000	32,000
5661· Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5695 · Other - Legal		6,335	75,000	68,665
Total 5600 · OTHER	3,875	14,875	73,257,000	73,242,125
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	17,218	54,026	91,318,000	91,263,974
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage		4,910	75,000	70,090
6208D · 98 NW 5th Avenue Tenant Improvements -(Capital Assets)			500,000	500,000
6210 ·95 SW 5th Avenue- Building Maintenance			40,000	40,000
6211 ·95 SW 5th Avenue- Building Security	506	506	4,000	3,494
6216 ·95 SW 5th Avenue- Utilities			9,000	9,000
6216B ·95 SW 5th Avenue- Construction	3,054	(4,009)	-	4,009
6218 ·98 NW 5th Avenue- Building Maintenance	2,356	6,289	50,000	43,711
6219 ·98 NW 5th Avenue- Building Security		749	4,000	3,251
6221 ·98 NW 5th Avenue- Utilities	1,246	5,545	8,500	2,955
6221 ·102 NW 5th Avenue- Renovation/Expansion	16,824	89,512	450,000	360,488
6214 · Project Development/Implementation	284	647	75,000	74,353
6215 · Legal Fee-NW/SW 5th Ave-Beautification			15,000	15,000
Total 6200 · NW/SW-5th Ave Beautification	24,271	104,149	1,230,500	1,126,351
6300 · Redevelopment Sites				
6303 · Maintenance	12,556	28,366	617,000	588,634
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	500	50,000	49,500
6309 ·Security Camera	135	2,205	150,000	147,795
6310 · Property Insurance	117,652	229,817	515,000	285,183
6315 - Property Taxes	142	83,536	65,000	(18,536)
6320 - Utilities	6,923	11,923	55,000	43,077
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	137,572	366,938	1,640,000	1,273,062
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	161,843	471,154	4,285,500	3,814,346
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs	36,429	45,496	500,000	454,504
Total 7300 · Grant Programs	36,429	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			5,324,727	5,324,727
7337 · Project Engineers	45,260	45,260	295,018	249,758
7339 · Engineering Inspector	24,426	24,426	97,703	73,277
7340 · IT Services	27,500	27,500	110,000	82,500



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

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

	December 2025 M-T-D	Oct 1 -Dec 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
7342 · Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)	34,338	34,338	137,351	103,013
Total 7330 · City Contractual Services	131,523	131,523	6,265,267	6,133,744
7380 · Green Market				
7381 · Green Market Program	18,619	48,098	210,000	161,902
Total 7380 · Green Market	18,619	48,098	210,000	161,902
7386 - Snap Program				
7386 - Snap Program	1,455	2,909	10,000	7,091
Total 7386 - Snap Program	1,455	2,909	10,000	7,091
7440 · ARTS WAREHOUSE PROGRAM				
7440 - Arts Warehouse - Program	42,226	106,064	350,000	243,936
7444 - Arts Warehouse-Capital Assets	4,340	4,340	800,000	795,660
Total 7400 · Arts Warehouse Program	46,566	110,404	1,150,000	1,039,596
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 - Disseminating Redevelopment Information	34,142	56,682	100,000	43,319
7426 - Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	34,142	57,612	112,500	54,889
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	268,734	396,043	8,847,767	8,451,724
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	125,697	270,866	1,600,000	1,329,134
8013 · Payroll Taxes	7,714	16,361	130,000	113,639
8014 · Travel Allowance	460	1,380	9,000	7,620
8015 · Ins-Health/Dental/Life	8,689	27,197	150,000	122,803
8016 · Cell Allowance	675	2,025	10,000	7,975
8018 · Retirement Contributions	5,703	21,868	150,000	128,132
Total 8010 · PERSONNEL ITEMS	148,937	339,697	2,049,000	1,709,303
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	904	1,577	25,000	23,423
8109 · Postage/Express	17	447	2,000	1,553
Total 8100 · SUPPLIES & MATERIALS	921	2,024	27,000	24,976
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	603	1,380	7,500	6,120
8211 · Equipment Rentals	603	1,720	15,000	13,280
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	1,207	3,151	115,500	112,349
8300 · OFFICE SPACE				
8305 · Storage	1,339	4,057	15,000	10,943
8307 · Maintenance	1,883	11,330	500,000	488,670
8309 · Telephones	1,767	4,910	25,000	20,090
8311 · Utilities	4,091	5,043	25,000	19,957
8315 · Security	66	198	20,000	19,802
Total 8300 · OFFICE SPACE	9,146	25,538	585,000	559,462
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting			45,000	45,000
8402 · Board Administration	85	651	25,000	24,349
8403 · Legal - Administration		3,370	40,000	36,630
8405A -CRA Office Capital Outlay		7,401	500,000	492,599
8409 · Contractual Services	27,148	34,437	100,000	65,563
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	2,508	4,376	10,000	5,624
8415 · Advertising	201	1,004	6,500	5,496



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COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	December 2025 M-T-D	Oct 1 -Dec 31, FY 25-26 Y-T-D	Resolution No. 2025-14 FY 2025-2026	Variance Favorable (Unfavorable)
8419 · Bank Services	15	15	8,000	7,985
8423 · Organization/Member Dues	55	2,790	20,000	17,210
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	14,114	33,716	90,000	56,284
8434 · Meetings		92	5,000	4,908
8436 · Seminars & Workshops		250	25,000	24,750
8445 · Travel	68	1,194	40,000	38,806
Total 8400 · ADMINISTRATION/OPERATIONS	44,193	89,296	994,500	905,205
Total 8000 · ADMINISTRATION	204,403	459,705	3,771,000	3,311,295
Total Expenditures for Activities	652,198	1,380,928	108,222,267	106,841,339
	43,386,088	106,210,561	(0)	106,210,561