



FY 2025 - 2026

For the Period Ended and YTD - July 31, 2026

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

Reviewed & Approved: *Berie J*
CRA Executive Director



CRA Delray Beach

Statement of Net Assets

July 31, 2026 (FY2025-2026)

ASSETS

Cash-in-Banks

1141 · SBA-Investment TIF	8,737
1150 · Truist	1,491,980
1170 · City National	130,231,778
1190 · Petty Cash	146
Total Cash in Banks	131,732,641

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	873
1257 · A/R- Loans CLT	175,249
1259 · A/R - Loans- Hatcher	1,340,123
1280 - A/R -Lease Receivables	1,545,597
1251 - Long Term A/R	76,789
1261 - Village Square Elderly AR	2,525,000
1258 - Second Mortgages	795,954
1923 · Delray Housing Group	3,000
1250B - Due from City	247,885
1924 - Deposits - Land Purchases	2,000
1925 · Utility Deposits	941
1930 · Prepaid Expenses	4,625
Total Other Assets	55,716,045

TOTAL ASSETS

187,448,685

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	168,292
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	6,864
2152 - Security Deposits- Arts Warehouse	12,915
2153 - Proposal Deposits	20,000
2158 - Sales Tax Payable	232
Total Current Liabilities	391,913

Long Term Liabilities

2180-Deferred Inflows of Resources-Leases	1,545,597
Total Long Term Liabilities	1,545,597

Total Liabilities	1,937,510
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Equity	185,511,175
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TOTAL LIABILITIES & EQUITY

187,448,685



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	July 2026 M-T-D	Oct 1 -July 31, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach	-	25,299,584	25,299,584	0
4010 · TIF - County	-	18,483,617	18,483,617	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	43,783,201	43,783,201	0
4050 · CRA ADMINISTRATION SOURCES				
4060 - Land/Construction Sales-Other		20	20	0
4210 · Grants		40,000	100,000	(60,000)
4216 · Green Market Booth & Other	370	33,140	51,000	(17,860)
4218 · Snap Program	810	9,315	11,000	(1,685)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	4,886	35,096	25,000	10,096
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	12,691	138,221	160,000	(21,779)
4400 · Lease Income	7,875	90,126	166,000	(75,874)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	-
4700 · Reimbursement - City of Delray Beach	217,424	217,424	253,915	(36,491)
4800 · Loan Receivable Interest	18,499	82,319	41,106	41,213
4801 · Principal Loan Repayments		106,738	201,894	(95,156)
4900 · Interest Earned	40,791	373,483	320,000	53,483
Total 4050 · CRA ADMINISTRATION SOURCES	303,346	64,507,275	64,856,328	(349,053)
Total Revenue from Activities	303,346	108,290,476	108,639,529	(349,053)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5120 · Project Develop/Implementation		52,068	5,000,000	4,947,932
5123 · NW 600 Block Redevelopment		51,575	3,000,000	2,948,425
5124 · NW 800 Block Redevelopment	4,500	9,967	7,000,000	6,990,033
5125 · NW 900 Block Redevelopment			25,000	25,000
5126 · NW 1000 Block Redevelopment			25,000	25,000
5131 · SW 600 Block Redevelopment	2,000	4,200	25,000	20,800
5132 · SW 700 Block Redevelopment	4,000	5,667	25,000	19,333
5133 · SW 800 Block Redevelopment	4,000	5,667	25,000	19,333
5134 · SW 900 Block Redevelopment			25,000	25,000
5135 · SW 1000, 1100,1200 Blocks Redevelopment			25,000	25,000
.98 5140 · Legal Fees-W. Atlantic Redevelop	245	21,237	100,000	78,763
Total 5100 · West Atlantic Redevelop	14,745	150,380	15,275,000	15,124,620
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		-	347,672	347,672
5365 · Project Develop / Implementation	-		2,500	2,500
5367 · SW 8th and SW 2nd Improvement (CIP)			318,000	318,000
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		-	1,873,172	1,873,172
5600 · OTHER				
5610 · Land Acquisition-Other	353,670	519,480	12,000,000	11,480,520
5611 · Parking Enhancements			100,000	100,000
5613 · Demolitions- Land Use/Development Preparation			200,000	200,000
5615 · Project Development/Implementation	18	51,502	100,000	48,498



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	July 2026 M-T-D	Oct 1 -July 31, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
5621 · Merritt Park - Shade Enhancement			118,910	118,910
5622 · Northwest Neighborhood Improvements (CIP)			11,893,275	11,893,275
5526 · ADU LDR Setter	32,000	32,000	32,000	-
5661 · Pompey Park Master Plan (CIP)			45,000,000	45,000,000
5661a · Pompey Park PreCon and Project Owners Rep (CIP)			3,000,000	3,000,000
5695 · Other - Legal	1,987	28,978	75,000	46,022
Total 5600 · OTHER	387,675	631,960	72,519,185	71,887,225
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	402,420	782,340	90,674,857	89,892,517
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage		5,764	75,000	69,236
6208D · 95 SW & 98 NW 5th Avenue Tenant Improvements -(Capital Assets)		3,571	500,000	496,429
6210 · 95 SW 5th Avenue- Building Maintenance	50	50	40,000	39,950
6211 · 95 SW 5th Avenue- Building Security		1,519	4,000	2,481
6216 · 95 SW 5th Avenue- Utilities		1,853	9,000	7,147
6216B · 95 SW 5th Avenue- Construction		(4,009)	225,000	229,009
6218 · 98 NW 5th Avenue- Building Maintenance	6,683	52,881	50,000	(2,881)
6219 · 98 NW 5th Avenue- Building Security	102	2,548	4,000	1,452
6221 · 98 NW 5th Avenue- Utilities	2,548	23,374	26,000	2,626
6222 · 102 NW 5th Avenue- Renovation/Expansion		185,680	850,000	664,320
6223 · 182 NW 5th Avenue- Renovation			250,000	250,000
6214 · Project Development/Implementation		2,899	75,000	72,101
6215 · Legal Fee-NW/SW 5th Ave-Beautification		570	15,000	14,430
Total 6200 · NW/SW-5th Ave Beautification	9,383	276,699	2,123,000	1,846,301
6300 · Redevelopment Sites				
6303 · Maintenance	5,801	162,526	617,000	454,474
6305 · Project Develop/Implementation		2,700	25,000	22,300
6306 · IPIC Parking Facility Maintenance			50,000	50,000
6307 · Parking Lot Maintenance			75,000	75,000
6308 · Security	164	1,676	50,000	48,324
6309 · Security Camera		2,205	150,000	147,795
6310 · Property Insurance		503,703	515,000	11,297
6315 · Property Taxes		82,905	82,905	(0)
6320 · Utilities	1,526	43,857	55,000	11,143
6330 · Block 60 Parking Lots		8,160	12,000	3,840
6350 · West Settlers Condo Association		10,471	11,000	529
6395 · Legal Fees		148	15,000	14,853
Total 6300 · Redevelopment Sites	7,491	818,351	1,657,905	839,554
6500 · Affordable/Workforce Housing Program				
6511 · Project Development/Implementation		67	5,000	4,933
6512 · Support for Affordable Housing Initiatives	8,871	20,067	1,000,000	979,933
6535 · A-Guide Funding - DBCLT		95,454	250,000	154,546
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees		3,035	10,000	6,965
Total 6500 · Affordable/Workforce Housing	8,871	118,623	1,415,000	1,296,377
Total 6000 · REDEVELOPMENT PROJECTS	25,745	1,213,673	5,195,905	3,982,232
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program		48,985	600,000	551,015
7313 · CRA Grant Programs		61,499	500,000	438,501
Total 7300 · Grant Programs	-	110,484	1,100,000	989,516
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)	20,476	20,476	172,416	151,940
7334 · Housing Rehab Inspector (NW/SW)		14,413	60,066	45,653
7335 · Clean & Safe		131,554	5,324,727	5,193,173
7337 · Project Engineers	60,623	179,638	295,018	115,381
7339 · Engineering Inspector	21,604	70,455	97,703	27,248



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

	July 2026 M-T-D	Oct 1 -July 31, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
7340 · IT Services	27,500	82,500	110,000	27,500
7342 · Community Improvement Specialist			67,986	67,986
7344 · 2 Litter Prevention Officers (NW/SW)	-	34,338	137,351	103,013
Total 7330 · City Contractual Services	130,203	533,373	6,265,267	5,731,894
7380 · Green Market				
7381 · Green Market Program	4,695	137,159	210,000	72,841
Total 7380 · Green Market	4,695	137,159	210,000	72,841
7386 · Snap Program				
7386 · Snap Program	301	9,640	10,000	360
Total 7386 · Snap Program	301	9,640	10,000	360
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	29,813	328,914	350,000	21,086
7444 · Arts Warehouse-Capital Assets	30,127	234,922	950,000	715,078
Total 7400 · Arts Warehouse Program	59,940	563,836	1,300,000	736,164
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 · Disseminating Redevelopment Information	578	90,539	100,000	9,461
7426 · Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	578	91,469	112,500	21,031
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	195,717	1,445,961	8,997,767	7,551,806
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	128,334	929,586	1,600,000	670,414
8013 · Payroll Taxes	8,822	61,802	130,000	68,198
8014 · Travel Allowance	920	5,060	9,000	3,940
8015 · Ins-Health/Dental/Life	8,348	94,476	150,000	55,524
8016 · Cell Allowance	1,200	7,450	10,000	2,550
8018 · Retirement Contributions	11,357	82,939	150,000	67,061
Total 8010 · PERSONNEL ITEMS	158,982	1,181,314	2,049,000	867,686
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies		3,101	25,000	21,899
8109 · Postage/Express		961	2,000	1,039
Total 8100 · SUPPLIES & MATERIALS	-	4,061	27,000	22,939
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	769	5,163	7,500	2,337
8211 · Equipment Rentals	1,447	6,359	15,000	8,641
8213 · Repairs/Maintenance		4,717	8,000	3,283
8214 · Furniture & Fixtures			10,000	10,000
8215 · Office Equipment (Assets)			75,000	75,000
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	2,215	16,240	115,500	99,260
8300 · OFFICE SPACE				
8305 · Storage	1,538	15,774	15,000	(774)
8307 · Maintenance	4,188	42,331	500,000	457,669
8309 · Telephones	982	14,940	25,000	10,060
8311 · Utilities	3,231	9,797	25,000	15,203
8315 · Security	66	5,559	20,000	14,441
Total 8300 · OFFICE SPACE	10,005	88,401	585,000	496,599
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting		29,400	45,000	15,600
8402 · Board Administration	64	1,987	25,000	23,013
8403 · Legal - Administration	3,172	23,185	40,000	16,815
8405A · CRA Office Capital Outlay		14,696	500,000	485,304
8409 · Contractual Services	14,505	80,478	100,000	19,522
8411 · Printing		650	5,000	4,350
8413 · Publications/Subscriptions	654	9,828	10,000	173



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Statement of Activities (Unaudited)

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

	July 2026 M-T-D	Oct 1 -July 31, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
8415 · Advertising	153	3,490	6,500	3,010
8419 · Bank Services		682	8,000	7,318
8423 · Organization/Member Dues	1,320	6,097	20,000	13,903
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		62,533	90,000	27,467
8434 · Meetings		280	5,000	4,720
8436 · Seminars & Workshops		9,199	25,000	15,801
8445 · Travel		4,362	40,000	35,638
Total 8400 · ADMINISTRATION/OPERATIONS	19,868	246,865	994,500	747,635
Total 8000 · ADMINISTRATION	191,070	1,536,880	3,771,000	2,234,120
Total Expenditures for Activities	814,953	4,978,854	108,639,529	103,660,675
	(511,607)	103,311,622	(0)	103,311,622