



Monthly Financial Statements

FY 2025 - 2026

For the Period Ended and YTD - May 31, 2026

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

Reviewed & Approved: *Dee J*
CRA Executive Director



CRA Delray Beach

Statement of Net Assets

May 31, 2026 (FY2025-2026)

ASSETS

Cash-in-Banks

1141 - SBA-Investment TIF	8,737
1150 - Truist	1,491,958
1170 - City National	131,114,016
1190 - Petty Cash	146
Total Cash in Banks	132,614,856

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	6,335
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	79,970
1261 - Village Square Elderly AR	2,550,000
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	115,578
Total Other Assets	55,612,755

TOTAL ASSETS **188,227,611**

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	59,308	162,493.96
2121 - Credit Card Payable	6,960	110,952.80
2135 - Accrued Vacation & Comp Time	158,044	
2137 - Accrued Payroll	10,919	
2145 - Refundable Tenant Deposits	250	
2147 - Accrued PXHSF Health Savings	-1,511	51541.16
2148 - Accrued 457 Deferred	9,407	110,952.80
2149 - Accrued Section 125	6,501	59,411.64
2151 - Security Deposits	5,889	
2152 - Security Deposits- Arts Warehouse	12,548	
2153 - Proposal Deposits	20,000	
2158 - Sales Tax Payable	232	
Total Current Liabilities	288,546	

Long Term Liabilities

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

Total Liabilities **1,834,143**

Equity **186,393,467**

TOTAL LIABILITIES & EQUITY **188,227,611**



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities (Unaudited)

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

	May 2026 M-T-D	Oct 1 -May, 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	3,615	32,165	51,000	(18,835)
4218 · Snap Program	315	7,901	11,000	(3,099)
4420 · Property Revenue (Lease Interest)			20,000	(20,000)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	3,410	26,478	25,000	1,478
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	1,824	118,019	160,000	(41,981)
4400 · Lease Income	8,375	74,676	166,000	(91,324)
4500 · General Fund Carryforward from FY 24-25		63,381,393	63,381,393	-
4700 · Reimbursement - City of Delray Beach			253,915	(253,915)
4800 · Loan Receivable Interest	18,499	44,805	41,106	3,699
4801 · Principal Loan Repayments		106,738	201,894	(95,156)
4900 · Interest Earned	38,212	290,546	320,000	(29,454)
Total 4050 · CRA ADMINISTRATION SOURCES	74,250	64,122,740	64,856,328	(733,588)
Total Revenue from Activities	74,250	107,905,942	108,639,529	(733,587)
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	10,824	48,196	3,000,000	2,951,804
5124 · NW 800 Block Redevelopment	3,800	3,800	7,000,000	6,996,200
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	970	15,578	100,000	84,422
Total 5100 · West Atlantic Redevelop	15,594	119,643	15,275,000	15,155,357
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	1,000	165,810	12,000,000	11,834,190
5611 · Parking Enhancements			100,000	100,000
5613 · Demolitions- Land Use/Development Preparation			200,000	200,000
5615 · Project Development/Implementation	18	44,934	100,000	55,066



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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

	May 2026 M-T-D	Oct 1 -May, 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
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	1,896	23,264	75,000	51,736
Total 5600 · OTHER	2,914	234,008	72,519,185	72,285,177
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	18,509	353,651	90,674,857	90,321,206
6000 · REDEVELOPMENT PROJECTS				
6200 · NW/SW-5th Ave Beautification				
6208B · 98 NW 5th Avenue Renovation- Construction/Signage	854	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			40,000	40,000
6211 · 95 SW 5th Avenue- Building Security		1,013	4,000	2,987
6216 · 95 SW 5th Avenue- Utilities		1,152	9,000	7,848
6216B · 95 SW 5th Avenue- Construction		(4,009)	225,000	229,009
6218 · 98 NW 5th Avenue- Building Maintenance	4,593	44,940	50,000	5,060
6219 · 98 NW 5th Avenue- Building Security		2,027	4,000	1,973
6221 · 98 NW 5th Avenue- Utilities	2,638	18,219	26,000	7,781
6222 · 102 NW 5th Avenue- Renovation/Expansion	29,585	185,680	850,000	664,320
6223 · 182 NW 5th Avenue- Renovation			250,000	250,000
6214 · Project Development/Implementation	126	2,796	75,000	72,204
6215 · Legal Fee-NW/SW 5th Ave-Beautification		570	15,000	14,430
Total 6200 · NW/SW-5th Ave Beautification	37,796	261,721	2,123,000	1,861,279
6300 · Redevelopment Sites				
6303 · Maintenance	15,934	134,254	617,000	482,746
6305 · Project Develop/Implementation	2,700	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	1,349	50,000	48,651
6309 · Security Camera		2,205	150,000	147,795
6310 · Property Insurance		366,760	515,000	148,240
6315 · Property Taxes		82,905	82,905	(0)
6320 · Utilities	2,801	40,065	55,000	14,935
6330 · Block 60 Parking Lots		8,160	12,000	3,840
6350 · West Settlers Condo Association		10,471	11,000	529
6395 · Legal Fees	28	148	15,000	14,853
Total 6300 · Redevelopment Sites	21,626	649,017	1,657,905	1,008,888
6500 · Affordable/Workforce Housing Program				
6511 · Project Development/Implementation	(5,426)	67	5,000	4,933
6512 · Support for Affordable Housing Initiatives	9,926	10,002	1,000,000	989,998
6535 · A-Guide Funding - DBCLT	43,584	95,454	250,000	154,546
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees	875	3,035	10,000	6,965
Total 6500 · Affordable/Workforce Housing	48,959	108,559	1,415,000	1,306,441
Total 6000 · REDEVELOPMENT PROJECTS	108,382	1,019,297	5,195,905	4,176,608
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program	-	48,985	600,000	551,015
7313 · CRA Grant Programs	450	61,499	500,000	438,501
Total 7300 · Grant Programs	450	110,484	1,100,000	989,516
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)			172,416	172,416
7334 · Housing Rehab Inspector (NW/SW)		14,413	60,066	45,653
7335 · Clean & Safe	81,454	131,554	5,324,727	5,193,173
7337 · Project Engineers	73,755	119,014	295,018	176,004
7339 · Engineering Inspector	24,426	48,852	97,703	48,852



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CRA Delray Beach
Statement of Activities (Unaudited)

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

	May 2026 M-T-D	Oct 1 -May, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
7340 · IT Services		55,000	110,000	55,000
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	179,634	403,170	6,265,267	5,862,097
7380 · Green Market				
7381 · Green Market Program	17,188	121,879	210,000	88,121
Total 7380 · Green Market	17,188	121,879	210,000	88,121
7386 · Snap Program				
7386 · Snap Program	252	8,329	10,000	1,671
Total 7386 · Snap Program	252	8,329	10,000	1,671
7440 · ARTS WAREHOUSE PROGRAM				
7440 · Arts Warehouse - Program	27,561	266,257	350,000	83,743
7444 · Arts Warehouse-Capital Assets	136,340	176,689	950,000	773,311
Total 7400 · Arts Warehouse Program	163,901	442,946	1,300,000	857,054
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 · Disseminating Redevelopment Information	6,871	84,903	100,000	15,097
7426 · Project Development/Implementation			10,000	10,000
7490 · Legal Fees		930	2,500	1,570
Total 7400 · Disseminating Redevelopment Information	6,871	85,833	112,500	26,667
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	368,295	1,172,641	8,997,767	7,825,126
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	89,645	715,672	1,600,000	884,328
8013 · Payroll Taxes	6,094	47,133	130,000	82,867
8014 · Travel Allowance	460	3,680	9,000	5,320
8015 · Ins-Health/Dental/Life	10,214	76,835	150,000	73,165
8016 · Cell Allowance	725	5,650	10,000	4,350
8018 · Retirement Contributions	7,589	64,026	150,000	85,974
Total 8010 · PERSONNEL ITEMS	114,726	912,996	2,049,000	1,136,004
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	263	2,525	25,000	22,475
8109 · Postage/Express	13	858	2,000	1,142
Total 8100 · SUPPLIES & MATERIALS	276	3,383	27,000	23,617
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	357	3,205	7,500	4,295
8211 · Equipment Rentals	531	4,778	15,000	10,222
8213 · Repairs/Maintenance	200	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	1,087	12,700	115,500	102,800
8300 · OFFICE SPACE				
8305 · Storage	2,992	12,761	15,000	2,239
8307 · Maintenance	7,171	35,712	500,000	464,288
8309 · Telephones	1,938	12,818	25,000	12,182
8311 · Utilities		6,514	25,000	18,486
8315 · Security	66	5,426	20,000	14,574
Total 8300 · OFFICE SPACE	12,168	73,231	585,000	511,769
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting		20,600	45,000	24,400
8402 · Board Administration	285	1,481	25,000	23,519
8403 · Legal - Administration	4,164	16,236	40,000	23,764
8405A · CRA Office Capital Outlay		14,696	500,000	485,304
8409 · Contractual Services	10,365	59,485	100,000	40,515
8411 · Printing		650	5,000	4,350
8413 · Publications/Subscriptions	803	8,488	10,000	1,513



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CRA Delray Beach
Statement of Activities (Unaudited)

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

	May 2026 M-T-D	Oct 1 -May, FY 25-26 Y-T-D	Resolution No. 2026-01 FY 2025-2026	Variance Favorable (Unfavorable)
8415 · Advertising	1,374	2,824	6,500	3,676
8419 · Bank Services		528	8,000	7,472
8423 · Organization/Member Dues	315	4,462	20,000	15,538
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		48,124	90,000	41,876
8434 · Meetings	42	280	5,000	4,720
8436 · Seminars & Workshops	1,815	9,199	25,000	15,801
8445 · Travel	715	3,980	40,000	36,020
Total 8400 · ADMINISTRATION/OPERATIONS	19,878	191,033	994,500	803,468
Total 8000 · ADMINISTRATION	148,135	1,193,342	3,771,000	2,577,658
Total Expenditures for Activities	643,321	3,738,931	108,639,529	104,900,598
	(569,071)	104,167,011	(0)	104,167,011