



Monthly Financial Statements

FY 2024 - 2025

For the Period Ended and YTD - November 30, 2024

Prepared & Approved: Gina Clayton
CRA Finance & Operations Director

Reviewed & Approved: [Signature]
CRA Executive Director



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach

Statement of Activities

(Unaudited)

For the Period and Y-T-D ended November 30, 2024 (FY 2024-2025)

	November 2024 M-T-D	Oct 1 -Nov 30, 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)
4010 · TIF - County	-		16,748,359	(16,748,359)
Total 4000 · TAX INCREMENT FINANCING (TIF)	-	-	38,730,766	(38,730,766)
4050 · CRA ADMINISTRATION SOURCES				
4210 · Grants			30,000	(30,000)
4216 · Green Market Booth & Other		90	42,000	(41,910)
4218 · Snap Program	510	743	5,000	(4,257)
4240 · Property Revenue (Lease Interest)	7,392	19,203	19,605	(402)
4251 · 98 NW 5th Avenue Property Revenue (Rents)	1,096	2,209	60,000	(57,791)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			125,000	(125,000)
4310 · Arts Warehouse	12,667	26,428	160,000	(133,572)
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)
4800 · Loan Receivable Interest	359	3,859	46,032	(42,173)
4900 · Interest Earned	16,282	26,430	75,000	(48,570)
Total 4050 · CRA ADMINISTRATION SOURCES	38,305	56,486,258	57,385,934	(899,676)
Total Revenue from Activities	38,305	56,486,258	96,116,700	(39,630,442)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
5100 · West Atlantic Redevelopment				
5118 · Demolition of 700 Atlantic Avenue			100,000	100,000
5120 · Project Develop/Implementation			100,000	100,000
5123 · NW 600 Block Redevelopment	1,800	5,033	1,900,000	1,894,968
5124 · NW 800 Block Redevelopment			7,000,000	7,000,000
5140 · Legal Fees-W. Atlantic Redevelop	1,815	1,815	200,000	198,185
Total 5100 · West Atlantic Redevelop	3,615	6,848	9,300,000	9,293,153
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			2,500	2,500
Total 5200 · DOWNTOWN- DB-MASTER PLAN	-	-	507,500	507,500
5300 · SW Neighborhood Plan				
5364 · Carver Square Park		-	360,000	360,000
5365 · Project Develop / Implementation	700	700	75,000	74,300
5395 · Legal Fees-SW Neighborhood Plan/West Atlantic Master Plan	700	700	5,000	4,300
Total 5300 · SW Neighborhood Plan	1,400	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	10,000	10,000	12,000,000	11,990,000
5615 · Project Development/Implementation	195	6,445	50,000	43,555
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	2,392	2,392	75,000	72,608
Total 5600 · OTHER	12,587	18,837	66,116,007	66,097,170



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Statement of Activities

(Unaudited)

For the Period and Y-T-D ended November 30, 2024 (FY 2024-2025)

	November 2024 M-T-D	Oct 1 -Nov 30, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	17,602	27,084	77,030,507	77,003,423
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)	18,712	20,257	500,000	479,743
6218 · 98 NW 5th Avenue- Building Maintenance	2,329	7,233	25,000	17,767
6219 · 98 NW 5th Avenue- Building Security		726	25,000	24,274
6221 · 98 NW 5th Avenue- Utilities	1,254	1,893	5,000	3,107
6214 · Project Development/Implementation			75,000	75,000
6215 · Legal Fee-NW/SW 5th Ave-Beautification	1,950	1,950	15,000	13,050
6216A · 95 SW 5th Avenue Design/Construction Administration	2,678	2,678	45,000	42,322
6216B · 95 SW 5th Avenue Construction-Construction		(97,705)	1,100,000	1,197,705
6217 · 95 SW 5th Avenue- Building Security		-	25,000	25,000
Total 6200 · NW/SW-5th Ave Beautification	26,923	(62,968)	1,890,000	1,952,968
6300 · Redevelopment Sites				
6303 · Maintenance	13,418	13,875	600,000	586,125
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			465,800	465,800
6315 · Property Taxes	46,405	46,405	100,000	53,595
6320 · Utilities	9,437	12,955	55,000	42,045
6330 · Block 60 Parking Lots			12,000	12,000
6350 · West Settlers Condo Association			11,000	11,000
6395 · Legal Fees	2,250	2,350	7,500	5,150
Total 6300 · Redevelopment Sites	71,510	75,657	1,576,300	1,500,643
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	902	902	10,000	9,098
Total 6500 · Affordable/Workforce Housing	902	902	1,404,810	1,403,908
Total 6000 · REDEVELOPMENT PROJECTS	99,335	13,591	4,871,110	4,857,519
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			600,000	600,000
7313 · CRA Grant Programs	-	39,671	500,000	460,329
Total 7300 · Grant Programs	-	39,671	1,100,000	1,060,329
7330 · City Contractual Services				
7332 · 2 Code Officers (NW/SW)			153,154	153,154
7334 · Housing Rehab Inspector (NW/SW)			58,881	58,881
7335 · Clean & Safe			5,225,605	5,225,605
7336 · Streetscape Maintenance	971	1,010	100,000	98,990
7337 · Project Engineer			139,487	139,487
7339 · Engineering Inspector			87,985	87,985
7340 · IT Services			110,000	110,000
7344 · 2 Litter Prevention Officers (NW/SW)			141,972	141,972
Total 7330 · City Contractual Services	971	1,010	6,017,084	6,016,074
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement			50,000	50,000
7376 · A-GUIDE Funding			902,000	902,000
7375 · Community Resource Enhancement	-	-	952,000	952,000
7380 · Green Market				
7381 · Green Market Program	25,916	34,502	210,000	175,498



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Total 7380 · Green Market	25,916	34,502	210,000	175,498
7386 - Snap Program				
7386 - Snap Program	79	216	10,000	9,784
Total 7386 - Snap Program	79	216	10,000	9,784
7440 · ARTS WAREHOUSE PROGRAM				
7440 - Arts Warehouse - Program	31,197	57,698	350,000	292,302
7441 - Arts Warehouse-Capital Assets			800,000	800,000
Total 7400 · Arts Warehouse Program	31,197	57,698	1,150,000	1,092,302
7400 · DISSEMINATING REDEVELOPMENT INFORMATION				
7425 - Disseminating Redevelopment Information	5,942	20,216	100,000	79,784
7426 - Project Development/Implementation			10,000	10,000
7470 - International Tennis Tournament			905,000	905,000
7490 · Legal Fees			2,500	2,500
Total 7400 · Disseminating Redevelopment Information	5,942	20,216	1,017,500	997,284
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	64,106	153,313	10,456,584	10,303,271
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	76,736	148,360	1,600,000	1,451,640
8013 · Payroll Taxes	4,360	9,435	130,000	120,565
8014 · Travel Allowance	460	920	9,000	8,080
8015 · Ins-Health/Dental/Life	9,044	17,905	150,000	132,095
8016 · Cell Allowance	600	1,200	10,000	8,800
8018 · Retirement Contributions	7,000	14,046	150,000	135,954
Total 8010 · PERSONNEL ITEMS	98,201	191,866	2,049,000	1,857,134
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	1,346	2,163	25,000	22,838
8109 · Postage/Express	207	368	2,000	1,632
Total 8100 · SUPPLIES & MATERIALS	1,553	2,530	27,000	24,470
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	194	194	7,500	7,306
8211 · Equipment Rentals	477	1,055	15,000	13,945
8213 · Repairs/Maintenance		250	8,000	7,750
8214 · Furniture & Fixtures	161	161	10,000	9,839
8215 · Office Equipment (Assets)	420	11,620	75,000	63,380
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	1,252	13,279	115,500	102,221
8300 · OFFICE SPACE				
8305 · Storage	1,184	2,368	12,000	9,632
8307 · Maintenance	6,009	8,129	500,000	491,871
8309 · Telephones	1,416	3,087	25,000	21,913
8311 · Utilities	137	137	25,000	24,863
8315 · Security	62	185	20,000	19,815
Total 8300 · OFFICE SPACE	8,807	13,906	582,000	568,094
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting			45,000	45,000
8402 · Board Administration	234	541	25,000	24,459
8403 · Legal - Administration	789	789	40,000	39,211
8405A -CRA Office Capital Outlay			500,000	500,000
8409 · Contractual Services	3,247	9,393	100,000	90,607
8411 · Printing			5,000	5,000
8413 · Publications/Subscriptions	488	1,755	10,000	8,245
8415 · Advertising		949	5,000	4,051
8419 · Bank Services	59	66	5,000	4,934
8423 · Organization/Member Dues	267	332	20,000	19,668
8425 · Public Relations/Communications			75,000	75,000
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)			85,000	85,000
8434 · Meetings	746	746	5,000	4,254



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	November 2024 M-T-D	Oct 1 -Nov 30, FY 24-25 Y-T-D	Amendment No. 1 Resolution No. 2024-16 FY 2024-2025	Variance Favorable (Unfavorable)
8436 · Seminars & Workshops	97	4,027	25,000	20,973
8445 · Travel	700	7,679	40,000	32,321
Total 8400 · ADMINISTRATION/OPERATIONS	6,626	26,277	985,000	958,723
Total 8000 · ADMINISTRATION	116,439	247,859	3,758,500	3,510,641
Total Expenditures for Activities	297,481	441,848	96,116,700	95,674,852
Revenue Over/(Under) Expenditures	(259,175)	56,044,410	(0)	56,044,410



CRA Delray Beach

Statement of Net Assets

November 30, 2024 (FY2024-2025)

ASSETS

Cash-in-Banks	
1141 · SBA-Investment TIF	8,200
1150 · SunTrust	1,491,555
1161 · TD Bank	1,081,962
1170 · City National	67,206,341
1190 · Petty Cash	146
Total Cash in Banks	69,788,204

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	4,186
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	106,089
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	53,372,527

TOTAL ASSETS	123,160,730
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LIABILITIES & NET ASSETS

Liabilities

Current Liabilities	
2100 - Accounts Payable	652,704
2121 - Credit Card Payable	19,098
2135 - Accrued Vacation & Comp Time	50,021
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	6,229
2151 - Security Deposits	5,889
2152 - Security Deposits- Arts Warehouse	12,483
Total Current Liabilities	786,415

Long Term Liabilities	
2180-Deferred Inflows of Resources-Leases	3,922,499
Total Current Liabilities	3,922,499

Total Liabilities	4,708,914
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Equity	118,451,817
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TOTAL LIABILITIES & EQUITY	123,160,730
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