



Monthly Financial Statements



FY 2020 - 2021

For the Period Ended and YTD - August 31, 2021

Prepared & Approved: Lori Hayward
CRA Finance & Operations Director

Reviewed & Approved: Renee Jan
CRA Executive Director



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

For the Period and Y-T-D ended August 31, 2021 (FY 2020-2021)

	Aug 2021 M-T-D	Oct 20 - Aug 21 FY 20-21 Y-T-D	FY 2020-2021 Budget Amendment No. 2	Variance Favorable (Unfavorable)
Revenue from Activities				
4000 · TAX INCREMENT FINANCING (TIF)				
4005 · TIF - City of Delray Beach	(18,796)	15,432,083	15,432,083	0
4010 · TIF - County	-	11,068,769	11,068,769	0
Total 4000 · TAX INCREMENT FINANCING (TIF)	(18,796)	26,500,852	26,500,852	-
4050 · CRA ADMINISTRATION SOURCES				
4060 - Land Sales	-	10,868	10,868	0
4210 · SWA Grants	-	26,400	26,400	0
4216 · Green Market Booth & Other	60	52,309	25,000	27,309
4075 · Single Family Home Sales	520,829	1,501,298	2,500,000	(998,702)
4240 · Property Revenue (Rents)	4,650	77,668	140,000	(62,332)
4250 · Property Revenue- Land Lease (Prime Hotel, LLC)			25,000	(25,000)
4255 - Rent In Kind	-	1,390	46,273	(44,883)
4310 · Arts Warehouse	8,839	79,874	60,000	19,874
4500 · General Fund Carryforward from FY 19-20	-	20,965,835	20,965,835	0
4750 · Other Reimbursements	-	31,813	47	31,766
4800 · Loans Receivable Interest	-	47	28,591	(28,544)
4900 · Interest Earned	4,268	40,310	30,000	10,310
Total 4050 · CRA ADMINISTRATION SOURCES	538,646	22,787,812	23,858,014	(1,070,202)
Total Revenue from Activities	519,850	49,288,664	50,358,866	(1,070,202)
Expenditures for Activities				
5001 · AREAWIDE & NEIGHBORHOOD PLANS				
Sub. 5100 · West Atlantic Redevelopment				
3 5119 · In-Kind Buildout/Rent	-	1,390	46,273	44,883
5120 · Project Develop/Implementation	228	6,269	200,000	193,731
3 5123 · NW 600 Block Redevelopment	-	4,940	1,507,837	1,502,897
5124 · NW 800 Block Redevelopment	-	15,228	500,000	484,772
3 5140 · Legal Fees-W. Atlantic Redevelop	4,371	30,156	100,000	69,844
3 Total 5100 · West Atlantic Redevelop	4,599	57,983	2,354,110	2,296,127
5200 · DOWNTOWN- DB-MASTER PLAN				
1,2,3 5230 · Transportation Services	-	450,678	800,000	349,322
1 5236A · Wayfinding Signage- Design	-	61,994	150,000	88,006
5236B · Wayfinding Signage-Construction		-	1,000,000	1,000,000
5239 · Project Develop / Implementation			20,000	20,000
5251 · NE 3rd St/Avenue Improvements	-	8,941	1,842,843	1,833,902
5251 A · NE 3rd St/Avenue Infrastructure Grant			8,942	8,942
5295 · Legal Fees -DB Master Plan	565	565	10,000	9,435
Total 5200 · DOWNTOWN- DB-MASTER PLAN	565	522,178	3,831,785	3,309,607
8 5300 · SW Neighborhood Plan				
8 5361 · SW Neighborhood Alleys	-		930,000	930,000
8 5395 · Legal Fees-SW Neighborhood Plan	97	2,616	5,000	2,384
8 Total 5300 · SW Neighborhood Plan	97	2,616	935,000	932,384
7 5500 · Osceola Neighborhood Plan				
7 5510 · Osceola Park Neighborhood (CIP)		-	5,173,950	5,173,950
7 Total 5500 · Osceola Neighborhood Plan	-	-	5,173,950	5,173,950
5600 · OTHER				
1-8 5610 · Land Acquisition-Other	-	252,956	772,650	519,694
5623 · City Disparity Study (20%)			50,000	50,000
4,8 5640 · NW/SW Neighborhood Identification Signs			30,000	30,000
4 5661 · Pompey Park Master Plan (CIP)		-	4,000,000	4,000,000
Total 5600 · OTHER	-	252,956	4,852,650	4,599,694
Total 5001 · AREAWIDE & NEIGHBORHOOD PLANS	5,261	835,734	17,147,495	16,311,761
6000 · REDEVELOPMENT PROJECTS				



DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

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	Aug 2021 M-T-D	Oct 20 - Aug 21 FY 20-21 Y-T-D	FY 2020-2021 Budget Amendment No. 2	Variance Favorable (Unfavorable)
6200 · NW/SW-5th Ave Beautification				
4 6208A · 98 NW 5th Avenue Renovation- Design	475	39,060	80,000	40,940
6208B · 98 NW 5th Avenue Renovation- Construction	1,300	1,300	2,100,000	2,098,700
6210 · Muse & Harvel	-	-	200,000	200,000
6214 · Project Development/Implementation	-	2,233	250,000	247,767
3 6215 · Legal Fee-NW/SW 5th Ave-Beautification	-	136	18,000	17,864
6216A · 95 SW 5th Avenue Construction-Design	-	3,398	130,000	126,602
6216B · 95 SW 5th Avenue Construction-Construction	-	-	2,000,000	2,000,000
Total 6200 · NW/SW-5th Ave Beautification	1,775	46,127	4,778,000	4,731,873
6300 · Redevelopment Sites				
6303 · Maintenance	4,989	192,085	600,000	407,915
6305 - Project Develop/Implementation	2,465	6,315	10,000	3,685
6306 · IPIC Parking Facility Maintenance			50,000	50,000
6307 · Parking Lot Maintenance	1,493	7,985	250,000	242,015
6310 - Property Insurance	-	103,522	150,000	46,478
6315 - Property Taxes	-	51,855	80,000	28,145
6320 - Utilities	164	27,258	50,000	22,742
6330 - Block 60 Parking Lots		11,660	8,000	(3,660)
6350 - West Settlers Condo Association		9,648	14,000	4,352
6395 - Legal Fees	-	-	2,500	2,500
Total 6300 · Redevelopment Sites	9,111	410,328	1,214,500	804,172
6500 · Affordable/Workforce Housing Program				
6506 · Subsidies Corey Isles	106,260	277,500	1,500,000	1,222,500
6512 - Support for Affordable Housing Initiatives			2,227,350	2,227,350
6535 - A-Guide Funding - DBCLT	57,404	172,211	229,615	57,404
6545 · Eagles Nest			150,000	150,000
6595 · Legal Fees-Affordable Housing	3,587	29,083	50,000	20,917
Total 6500 · Affordable/Workforce Housing	167,251	478,794	4,156,965	3,678,171
6600 · Carver Square Neighborhood		-		
8 6621A - Carver Square Workforce Housing Development-De	-	11,758	170,000	158,242
6621B - Carver Square Workforce Housing Development-Construction			6,000,000	6,000,000
6622 - Corey Jones Isle Workforce Housing	-	2,417,288	2,900,000	482,712
6650 · Legal Fees-Carver Square	-	6,458	50,000	43,542
Total 6600 · Carver Square Neighborhood	-	2,435,504	9,120,000	6,684,496
Total 6000 · REDEVELOPMENT PROJECTS	178,137	3,370,753	19,269,465	15,898,712
7000 · COMMUNITY IMP & ECONOMIC DEVELOP				
7300 · Grant Programs				
7305 · Curb Appeal Assistance Program			150,000	150,000
7313 · CRA Grant Programs	-	193,772	850,000	656,228
Total 7300 · Grant Programs	-	193,772	1,000,000	806,228
7330 · City Contractual Services				
7330 · Alleyway Clearing		-	67,296	67,296
7332 - Code Officer (NW/SW Neighborhoods)	-	32,830	65,660	32,830
7334 · Housing Rehab Inspector		23,536	47,719	24,183
7335 · Clean & Safe	678,856	2,077,434	2,765,425	687,991
7336 · Streetscape Maintenance	479	2,843	100,000	97,157
7337 · Project Engineer	30,779	90,347	123,117	32,770
7338 · Fire Prevention & Life Safety Captain	48,847	146,540	195,387	48,847
7339 · Engineering Inspector	-	37,893	61,036	23,143
7340 · IT Services	27,500	82,500	110,000	27,500
Total 7330 · City Contractual Services	786,461	2,493,923	3,535,640	1,041,717
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	1,175	37,853	150,000	112,147
7376 · A-GUIDE Funding	231,285	918,250	1,689,000	770,750
7375 · Community Resource Enhancement	232,460	956,103	1,839,000	882,897



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COMMUNITY REDEVELOPMENT AGENCY

CRA Delray Beach
Statement of Activities (Unaudited)

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	Aug 2021 M-T-D	Oct 20 - Aug 21 FY 20-21 Y-T-D	FY 2020-2021 Budget Amendment No. 2	Variance Favorable (Unfavorable)
7380 · Green Market				
7381 · Green Market Program	9,254	129,622	165,000	35,378
Total 7380 · Green Market	9,254	129,622	165,000	35,378
7440 · ARTS WAREHOUSE PROGRAM				
7440 - Arts Warehouse	38,855	190,992	250,000	59,008
Total 7400 · Arts Warehouse Program	38,855	190,992	250,000	59,008
7400 · ECONOMIC DEVELOPMENT INITIATIVE				
7415 - Economic Development Incentives		187,132	500,000	312,868
7425 - Economic Development Marketing	7,108	55,047	100,000	44,953
7470 - International Tennis Tournament	-	905,000	905,000	-
7490 · Legal Fees	1,287	2,964	25,000	22,036
Total 7400 · Economic Development Initiative	8,395	1,150,143	1,530,000	379,857
Total 7000 · COMMUNITY IMP & ECONOMIC DEV	1,075,425	5,114,555	8,319,640	3,205,085
8000 · ADMINISTRATION				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	73,398	859,177	1,425,000	565,823
8013 · Payroll Taxes	1,668	65,018	120,000	54,982
8014 · Travel Allowance	460	5,060	8,000	2,940
8015 · Ins-Health/Dental/Life	1,940	56,888	150,000	93,112
8016 · Cell Allowance	450	4,890	8,000	3,110
8018 · Retirement Contributions	9,623	67,896	120,000	52,104
Total 8010 · PERSONNEL ITEMS	87,539	1,058,929	1,831,000	772,071
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	914	10,601	30,000	19,399
8109 · Postage/Express	233	2,462	3,500	1,038
Total 8100 · SUPPLIES & MATERIALS	1,147	13,063	33,500	20,437
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies	65	2,917	6,500	3,583
8211 · Equipment Rentals	688	8,202	15,000	6,798
8213 · Repairs/Maintenance	-	-	2,000	2,000
8214 · Furniture & Fixtures	1,614	10,145	65,000	54,855
8215 · Office Equipment (Assets)	1,175	6,737	100,000	93,263
Total 8200 · EQUIPMENT/PROP/MAINTENANCE	3,542	28,001	188,500	160,499
8300 · OFFICE SPACE				
8305 · Storage	722	4,537	15,000	10,463
8307 · Maintenance	3,001	29,677	250,000	220,323
8309 · Telephones	-	4,323	20,000	15,677
8311 · Utilities	1,052	16,520	20,000	3,480
8315 · Security	(35)	1,980	15,000	13,020
Total 8300 · OFFICE SPACE	4,740	57,037	320,000	262,963
8400 · ADMINISTRATION/OPERATIONS				
8401 · Accounting	-	35,120	28,000	(7,120)
8402 · Board Administration	(2,467)	28,610	30,000	1,390
8403 · Legal - Administration	2,448	15,741	80,000	64,259
8405 - Capital Outlay	-	15,635	750,000	734,365
8409 · Contractual Services	4,617	19,902	700,000	680,098
8411 · Printing	-	2,425	8,000	5,575
8413 · Publications/Subscriptions	242	4,481	8,139	3,658
8415 · Advertising	-	1,500	7,000	5,500
8419 · Bank Services	115	609	5,000	4,391
8423 · Organization/Member Dues	-	4,297	9,000	4,703
8425 · Public Relations/Communications	2,665	30,715	50,000	19,285
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)	-	23,443	35,000	11,557
8434 · Meetings	-	23	8,000	7,977
8436 · Seminars & Workshops	5,459	16,116	20,000	3,884



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8445 · Travel	-	325	10,000	9,675
Total 8400 · ADMINISTRATION/OPERATIONS	13,079	198,942	1,748,139	1,549,197
Total 8000 · ADMINISTRATION	110,047	1,355,972	4,121,139	2,765,167
8600 · DEBT SERVICE				
8606 · City - US1 Corridor Improvements	-	420,149	361,419	(58,730)
8608 - City National Line of Credit	-	1,266,072	1,139,708	(126,364)
Total 8600 · DEBT SERVICE	-	1,686,222	1,501,127	(185,095)
Total Expenditures for Activities	1,368,870	12,363,234	50,358,866	37,995,631
Revenue Over/(Under) Expenditures	(849,020)	36,925,430	(0)	36,925,430



CRA Delray Beach

Statement of Net Assets

August 31, 2021 (FY2020-2021)

ASSETS

Cash-in-Banks

1141 · SBA-Investment TIF	7,232
1150 · SunTrust	1,490,656
1161 · TD Bank	1,032,005
1170 · City National	34,443,980
1190 · Petty Cash	250
Total Cash in Banks	36,974,123

Total 1600 · CAPITAL ASSETS

	36,216,785
1674 - Arts Warehouse	2,065,699
1682 - Furniture & Fixture-Arts Warehouse	34,098
1692 - Office Equipment-Arts Warehouse	10,450
1698 - CIP	161,893
1699 - Accumulated Depreciation	(1,910,295)

Other Assets

1257 · A/R- Loans CLT	325,249
1250 - A/R	6,123
1251 - Long Term A/R	164,901
1261 Village Square Elderly AR	2,650,000
1258 - Second Mortgages	658,884
1923 · Delray Housing Group	3,000
1925 · Utility Deposits	1,041
1930 · Prepaid Expense	15,802
Total Other Assets	40,403,631

TOTAL ASSETS

\$ 77,377,754

LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

2100 - Accounts Payable	14,092
2120 - Chase Visa	7,711
2121 - American Express	2,924
2130A-Due to City	125
2136 - Accrued 457 Payroll Taxes	-
2132 - Credit Cards Payable	(357)
2145 - Refundable Tenant Deposits	250
2147 - Accrued Health Savings	(75)
2148 - Accrued 457 Deferred	10,028
2147 - Accrued Section 125	(236)
2151 - Security Deposits	7,487
2152 - Security Deposits- Arts Warehouse	7,758
Total Current Liabilities	49,707

Equity

77,328,047

TOTAL LIABILITIES & EQUITY

\$ 77,377,754