



20 N. Swinton Avenue  
Delray Beach, FL 33444

**~ CRA BOARD SUMMARY ~**  
**September 2016 – FINANCIAL REPORT**

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Attached are the September 2016 Financial Statements [1] Statement of Net Assets and [2] Statement of Activities with Budget vs. Actual (YTD).

Below are highlights of significant activities that occurred during the month of September:

1. **Reimbursement from City (G/L #4700)** - Reimbursements totaling \$48,678 were received from the City of Delray Beach.
  - Economic Development positions- \$29,134
  - Close out of SE 4<sup>th</sup> Street sidewalk project- \$19,544
2. **West Atlantic Redevelopment- Land Acquisition- (G/L #5115)** – Payments totaling \$420,680 were made for the following:
  - Acquisition of 46 SW 8<sup>th</sup> Ave- \$182,178
  - Acquisition of 19 NW 10<sup>th</sup> Ave- \$227,557
  - Demolition of 23 NW 9<sup>th</sup> Ave- \$8,645
  - Asbestos abatement of 618 NW 1<sup>st</sup> St- \$2,300
3. **Downtown- DB-Master Plan- OSS Building Maintenance (CIP) - (G/L #5202)** - A payment in the amount of \$1,206,195 was made to the City of Delray Beach for roof replacement, building maintenance and architectural/construction management services.
4. **Downtown- DB-Master Plan- Downtown Trolley- (G/L #5230)** - A fourth quarter payment in the amount of \$64,374 was made to the City of Delray Beach for the trolley services.
5. **Affordable/Workforce Housing Program- A-Guide Funding- DBCLT (G/L #6535)** - A fourth quarter A-GUIDE payment in the amount of \$43,622 was made to the DBCLT.
6. **Community Imp & Economic Development- Site Assistance Grant- (G/L #7306)**- Grant payments totaling \$52,918 were made to the following:
  - Delray Investment Partners- \$25,000
  - The Law offices of Charlotte Danciu - \$27,918
7. **City Contractual Services- Planning, IT, and Parking Manager- (G/L #7331)** - Third and fourth quarter payments in the amount of \$55,000 were made to the City of Delray Beach.
8. **City Contractual Services- Clean & Safe- (G/L #7335)** - Third and fourth quarter payments in the amount of \$1,162,140 were made to the City of Delray Beach.
9. **City Contractual Services- Project Engineer- (G/L #7337)**- A payment in the amount of \$24,602 was made to the City of Delray Beach for the Project Engineer position.
10. **City Contractual Services- Neighborhood Planner/Resource Ctr- (G/L #7338)** - A fourth quarter payment in the amount of \$21,160 was made to the City of Delray Beach.

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11. Community Resource Enhancement- A-Guide Funding- (G/L #7376) – A third quarter A-GUIDE payment of \$55,183 was paid to the CCC. In addition, the following fourth quarter A-GUIDE payments totaling \$270,808 were made to the following nonprofit organizations:
- Historical Society- \$13,000
  - Library- \$104,500
  - Old School Square- \$103,125
  - CCC- \$50,183
12. Economic Development Initiative- Warehouse/Arts Incubator- (G/L #7440) - A payment of \$75,000 was made to Hatcher Construction & Development for the Arts Warehouse construction project. In addition, impact fees in the amount of \$698 were paid to the City of Delray Beach for the project.
13. Debt Service – Debt Bond Interest- Taxable (GL 8610) – A bond payment in the amount of \$1,148,963 was made.
14. Debt Service – Debt Bond Interest-Tax Exempt (GL 8620) – A bond payment in the amount of \$205,910 was made.

**Submitted By:** Lori Hayward, Finance & Operations Director



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY

**CRA Delray Beach**  
**Statement of Activities**

(Unaudited)

For the Period and Y-T-D ended September 30, 2016 (FY 2015-2016)

		Sept 16 M-T-D	Oct 15 - Sept 16 Y-T-D	Amendment No.2 Resolution 2016- 10 Budget FY 2015 2016	Variance Favorable (Unfavorable)	
<b>Revenue from Activities</b>						
<b>4000 - TAX INCREMENT FINANCING (TIF)</b>						
	4005 - TIF - City of Delray Beach		8,791,322	8,804,103	(12,781)	
	4010 - TIF - County		5,944,418	5,953,073	(8,655)	
	<b>Total 4000 - TAX INCREMENT FINANCING (TIF)</b>	-	<b>14,735,740</b>	<b>14,757,176</b>	<b>(21,436)</b>	
<b>4050 - CRA ADMINISTRATION SOURCES</b>						
	4060 - Land Sales		20	200,000	(199,980)	
	4216 - Green Market Booth & Other		49,765	65,000	(15,235)	
	4240 - Property Revenue	9,549	128,244	136,000	(7,756)	
	4400 - Credit Line (Other Sources)	-	100,000		100,000	
	4500 - General Fund Carry forward		7,557,636	7,557,638	0	
	2831 - City National LOC			3,110,488	(3,110,488)	
	4600 - Other Income		2,355	700	1,655	
	4700 - Reimbursement - City	48,688	122,425	135,000	(12,575)	
	4750 - Reimbursement - Other	-	104,298	180,388	(56,068)	
	4800 - Loan Receivable Interest	5,376	53,851	63,000	(9,149)	
	4900 - Interest Earned	780	15,376	18,000	(2,624)	
	<b>Total 4050 - CRA ADMINISTRATION SOURCES</b>	<b>64,393</b>	<b>8,133,970</b>	<b>11,446,190</b>	<b>(3,312,220)</b>	
<b>Total Revenue from Activities</b>		<b>64,393</b>	<b>22,869,710</b>	<b>26,203,366</b>	<b>(3,333,586)</b>	
<b>Expenditures for Activities</b>						
<b>5001 - AREAWIDE &amp; NEIGHBORHOOD PLANS</b>						
<b>Sub Areas</b>	<b>Map #</b>	<b>5100 - West Atlantic Redevelopment</b>				
3		5110 - West Atlantic Redevelopment Plan Update	487	200,000	199,513	
3		5115 - Land Acquisition	420,680	2,500,000	1,033,661	
3		5120 - Project Develop/ Implementation		25,000	17,054	
3		5122 - SW 9th/10th Ave Improvements (CIP)		190,000	-	
3		5123 - Block 8 Alley (CIP)	-	120,000	120,000	
3		5130 - NW 12th Ave- Atlantic to MLK (CIP)		1,088,623	1,285,000	196,377
3		5140 - Legal Fees-W. Atlantic Redevelop	10,426	42,329	50,000	7,671
		<b>Total 5100 - West Atlantic Redevelop</b>	<b>431,106</b>	<b>4,370,000</b>	<b>1,574,276</b>	
<b>5200 - DOWNTOWN- DB-MASTER PLAN</b>						
2		5201 - OSS Campus (CIP)		-	-	
2		5202 - OSS Building Maintenance (CIP)	1,208,195	1,287,312	(67,312)	
2		5205 - Old Library Site Redevelopment		35,000	35,000	
2		5210 - SE 1st St 2 way conversion (CIP)		1,000	249,000	
1-3		5230 - Downtown Trolley	64,374	400,000	400,000	-
1		5235 - Parking Management Projects (CIP)		9,134	10,000	866
		5239 - Project Develop / Implementation		-	20,000	20,000
2		5242 - Veterans Park		108,093	200,000	91,907
2		5251 - NE 3rd St/Ave Alley Imprvmts (CIP)		192,254	192,254	0
		5255 - Downtown Core Parking Analysis	2,885	29,701	30,000	299
2		5258 - Pineapple Way N Entrance Feature		0	14,578	14,579
4		5276 - MLK Jr. Drive Phase II (CIP)		284,128	400,000	115,872
		5295 - Legal Fees -DB Master Plan	2,983	10,714	10,000	(714)
		<b>Total 5200 - DOWNTOWN- DB-MASTER PLAN</b>	<b>1,276,416</b>	<b>2,322,336</b>	<b>2,781,833</b>	<b>459,497</b>
<b>5300 - SW Neighborhood Plan</b>						
8		5306 - Village Square Elderly Loan	-	2,700,000	2,700,000	
8		5325 - Project Develop/Implementation		5,000	5,000	
8		5330 - Block 32 Alley (CIP)		77,615	77,615	0
8		5340 - SW 12th Ave		-	-	
8		5341 - SW 12th Ave Duplex Renovation	5,470	180,866	180,000	(866)
8		5345 - SW 14th Ave Beaut		27,940	50,000	
8		5350 - SW 2nd Street Beatification/Phase II (CIP)		9,370	210,000	200,630



**DELRAY BEACH CRA**  
COMMUNITY REDEVELOPMENT AGENCY

**CRA Delray Beach**

**Statement of Activities**

(Unaudited)

For the Period and Y-T-D ended September 30, 2016 (FY 2015-2016)

		Sept 16 M-T-D	Oct 15 - Sept 16 Y-T-D	Amendment No.2 Resolution 2016- 10 Budget FY 2015- 2016	Variance Favorable (Unfavorable)
8	5355 - Merrit Park (CIP)		411,711	411,711	-
8	5395 - Legal Fees-SW Neighborhood Plan	3,674	25,886	40,000	14,114
	<b>Total 5300 - SW Neighborhood Plan</b>	<b>9,144</b>	<b>733,388</b>	<b>3,674,326</b>	<b>2,840,938</b>
	<b>5400 - N. Federal Highway Redevelopment</b>				
5	5495 - Legal Fees N Fed Hwy Redv			1,000	1,000
	<b>Total 5400 - N. Federal Highway Plan Update</b>	<b>-</b>	<b>-</b>	<b>1,000</b>	<b>1,000</b>
	<b>5500 - Osceola Neighborhood Plan</b>				
7	5510 - Alleys (CIP)		246,889	246,889	0
7	5520 - Business Area Revitalization (CIP)			1,600,000	1,600,000
7	5595 - Legal Fee - Osceola Plan			3,000	3,000
	<b>Total 5500 -Osceola Neighborhood Plan</b>	<b>-</b>	<b>246,889</b>	<b>1,849,889</b>	<b>1,603,000</b>
	<b>5600 - OTHER</b>				
	5640 - Neighborhood Enhancement	-		2,500	2,500
	5650 Sidewalks - (CIP)		299,517	303,191	3,674
	5660 - NW/SW Neighborhood Alley (CIP)	4,578	40,873	130,000	89,127
	5685 - Misc. Pre-Dev Costs - Other	122	122	5,000	4,878
	5695 - Legal Fees-Other	820	1,151	2,500	1,349
	<b>Total 5600 - OTHER</b>	<b>5,520</b>	<b>341,663</b>	<b>443,191</b>	<b>101,528</b>
	<b>5700 - Seacrest/Del Ida Neighborhood Plan</b>				
6	5710 - NE 2nd Ave/Seacrest Bld Beautif (CIP)		1,270,469	1,326,000	55,531
	<b>Total 5700 - Seacrest/Del Ida Neighborhood Plan</b>	<b>-</b>	<b>1,270,469</b>	<b>1,326,000</b>	<b>55,531</b>
	<b>Total 5001 - AREAWIDE &amp; NEIGHBORHOOD PLANS</b>	<b>1,722,186</b>	<b>7,710,468</b>	<b>14,446,239</b>	<b>6,738,771</b>
	<b>6000 - REDEVELOPMENT PROJECTS</b>				
	<b>6200 - NW/SW-5th Ave Beautification</b>				
4	6203 - NW 5th Ave Entrance Feature (CIP)			100,000	100,000
4	6206 - NW 5th Ave		77,995	77,995	-
3	6213 - Block 20 Alley Imprvmts (CIP)	-		75,000	75,000
	6214 - Project Development	-		5,000	5,000
	6215 - Legal Fee-NW/SW 5th Ave-Beautification	38	974	10,000	9,028
	<b>Total 6200 - NW/SW-5th Ave Beautification</b>	<b>38</b>	<b>78,969</b>	<b>267,995</b>	<b>189,026</b>
	<b>6300 - Redevelopment Sites</b>				
	6303 - Maintenance	14,197	79,764	100,000	20,236
	6304 - Business Relocation			30,000	30,000
	6305 - Project Develop/Implementation	-		2,500	2,500
	6310 - Property Insurance		103,446	100,000	(3,446)
	6315 - Property Taxes		68,695	75,000	6,305
	6320 - Utilities	3,239	26,213	20,000	(6,213)
	6330 - Block 60 Parking Lots		7,478	8,000	522
	6350 - West Settlers Condo Association		8,648	14,000	4,352
	6395 - Legal Fees		1,087	5,000	3,914
	<b>Total 6300 - Redevelopment Sites</b>	<b>17,436</b>	<b>286,330</b>	<b>354,500</b>	<b>58,170</b>
	<b>6500 - Affordable/Workforce Housing Program</b>				
	6505 - Resident Relocations	3,634	6,688	15,000	8,311
	6506 - Subsidies	-	(0)	150,000	150,000
	6513 - Land Acquisitions - Affordable Housing	1,772	385,471	600,000	214,529
	6535 - A-Guide Funding - DBCLT	43,622	174,487	175,000	513
	6555 - Housing Study		9,875	15,000	5,125
	6595 - Legal Fees-Afford Housing	1,904	14,197	10,000	(4,197)
	<b>Total 6500 - Affordable/Workforce Housing</b>	<b>50,932</b>	<b>590,719</b>	<b>865,000</b>	<b>374,281</b>
	<b>6600 - Carver Square Neighborhood</b>				
	6620 - Remediation & Site Development	-	-	10,000	10,000
8	6630 - SW 2nd Terrace (CIP)		65,000	65,000	-
8	6650 - Legal Fees-Carver Square	299	299	6,000	5,701
	<b>Total 6600 - Carver Square Neighborhood</b>	<b>299</b>	<b>65,299</b>	<b>81,000</b>	<b>15,701</b>
	<b>Total 6000 - REDEVELOPMENT PROJECTS</b>	<b>68,704</b>	<b>1,031,317</b>	<b>1,668,495</b>	<b>637,178</b>



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**Statement of Activities**

(Unaudited)

For the Period and Y-T-D ended September 30, 2016 (FY 2015-2016)

	Sept 16 M-T-D	Oct 15 - Sept 16 Y-T-D	Amendment No.2 Resolution 2016- 10 Budget FY 2015- 2016	Variance Favorable (Unfavorable)
<b>7000 · COMMUNITY IMP &amp; ECONOMIC DEVELOP</b>				
7300 · Grant Programs				
7305 · Curb Appeal Assistance Grant			-	-
7306 · Site Assistance Grant	52,918	185,462	340,000	174,538
7307 · Business Assistance Startup	-	-	40,000	40,000
7308 · Paint-Up Assistance Grants	2,261	13,129	40,000	26,871
7310 · Community Activities		5,250	3,750	(1,500)
<b>Total 7300 · Grant Programs</b>	<b>55,179</b>	<b>183,841</b>	<b>423,750</b>	<b>239,908</b>
7320 · Downtown Marketing & Promo				
7321 · DBMC		351,510	351,510	-
<b>Total 7320 · Downtown Marketing &amp; Promo</b>	<b>-</b>	<b>351,510</b>	<b>351,510</b>	<b>-</b>
7330 · City Contractual Services				
7330 · City Demolition			50,000	50,000
7331 · Planning, IT, and Parking Manager	55,000	110,000	110,000	-
7333 · Housing Rehab	8,720	38,470	38,470	-
7335 · Clean & Safe	1,162,140	2,324,280	2,324,280	-
7336 · Streetscape Maintenance	3,035	38,704	75,000	38,296
7337 · Project Engineer	24,602	94,542	97,557	3,015
7338 · Neighborhood Planner/Resource Ctr	21,160	40,723	41,060	337
<b>Total 7330 · City Contractual Services</b>	<b>1,275,657</b>	<b>2,646,719</b>	<b>2,736,367</b>	<b>89,648</b>
7375 · Community Resource Enhancement				
7375 · Community Resource Enhancement	2,500	2,500	25,000	22,500
7376 · A-GUIDE Funding	320,991	1,188,066	1,225,200	37,134
7375 · Community Resource Enhancement	323,491	1,190,566	1,250,200	59,634
7380 · Green Market				
7381 · Personnel & Staff-Green Market	8,011	87,724	87,400	(324)
7382 · Entertainment/Vendors		9,190	11,100	1,910
7383 · Supplies & Materials		3,250	5,495	2,245
7384 · Administration & Operations	558	12,084	16,000	3,836
7385 · Signs/Banners/Ads-Green Market	1,325	9,451	12,500	3,049
<b>Total 7380 · Green Market</b>	<b>9,894</b>	<b>121,679</b>	<b>132,495</b>	<b>10,816</b>
<b>7400 · ECONOMIC DEVELOPMENT INITIATIVE</b>				
7415 · Economic Development Incentives		46,819	100,000	53,181
7416 · Micro-Lending Programming	-	-	-	-
7425 · Economic Development Marketing		10,300	50,000	39,700
2 7440 · Warehouse / Arts Incubator	75,898	92,071	863,926	771,855
7470 · International Tennis Tournament		550,000	550,000	-
7490 · Legal Fees	2,381	7,207	10,000	2,793
<b>Total 7400 · Economic Development Initiative</b>	<b>78,079</b>	<b>706,397</b>	<b>1,573,926</b>	<b>867,529</b>
<b>Total 7000 · COMMUNITY IMP &amp; ECONOMIC DEV</b>	<b>1,742,300</b>	<b>5,200,711</b>	<b>6,468,248</b>	<b>1,267,537</b>
<b>8000 · ADMINISTRATION</b>				
8010 · PERSONNEL ITEMS				
8011 · Salaries & Wages	137,958	844,469	980,000	135,531
8013 · Payroll Taxes	9,110	65,370	80,000	14,630
8014 · Travel Allowance	585	7,020	7,020	-
8015 · Ins-Health/Dental/Life	7,958	83,553	125,000	41,447
8016 · Cell Allowance	480	5,070	7,000	1,930
8018 · Retirement Contributions	9,330	76,418	70,000	(6,418)
<b>Total 8010 · PERSONNEL ITEMS</b>	<b>165,420</b>	<b>1,081,900</b>	<b>1,269,020</b>	<b>187,120</b>
8100 · SUPPLIES & MATERIALS				
8105 · Office Supplies	-	6,818	7,500	882
8109 · Postage/Express	38	3,300	2,500	(800)
<b>Total 8100 · SUPPLIES &amp; MATERIALS</b>	<b>38</b>	<b>9,918</b>	<b>10,000</b>	<b>82</b>
8200 · EQUIPMENT/PROP/MAINTENANCE				
8210 · Computer Equipment & Supplies		1,320	2,000	680



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**Statement of Activities**

(Unaudited)

For the Period and Y-T-D ended September 30, 2016 (FY 2015-2016)

	Sept 16 M-T-D	Oct 15 - Sept 16 Y-T-D	Amendment No.2 Resolution 2016- 10 Budget FY 2015- 2016	Variance Favorable (Unfavorable)
8211 · Equipment Rentals	309	7,928	10,000	2,072
8213 · Repairs/Maintenance		468	1,500	1,032
8214 · Furniture & Fixtures	-		1,000	1,000
8215 · Office Equipment (Assets)	2,410	10,553	17,000	6,447
<b>Total 8200 · EQUIPMENT/PROP/MAINTENANCE</b>	<b>2,719</b>	<b>20,289</b>	<b>31,500</b>	<b>11,231</b>
<b>8300 · OFFICE SPACE</b>				
8305 · Storage	264	3,016	3,000	(16)
8307 · Maintenance	4,409	10,651	30,000	19,349
8309 · Telephones		4,843	6,500	1,657
8311 · Utilities	362	4,661	5,500	839
8315 · Security	77	1,418	2,500	1,082
<b>Total 8300 · OFFICE SPACE</b>	<b>5,113</b>	<b>24,589</b>	<b>47,500</b>	<b>22,911</b>
<b>8400 · ADMINISTRATION/OPERATIONS</b>				
8401 · Accounting		24,000	24,000	-
8403 · Legal - Administration	10,678	61,094	50,000	(11,094)
8408 · Contractual Services	146	85,044	90,000	4,956
8411 · Printing		3,804	4,000	96
8413 · Publications/Subscriptions	28	555	1,000	445
8415 · Advertising		3,680	7,000	3,320
8419 · Bank Services	12	343	2,000	1,657
8423 · Organization/Member Dues	99	7,085	7,500	415
8425 · Public Relations/Communications	200	1,131	3,000	1,869
8430 · Insurance (D&O,Veh,Workers Comp, Bldg.)		15,082	17,000	1,918
8434 · Meetings		397	2,500	2,103
8436 · Seminars & Workshops	5,060	8,395	9,000	605
8445 · Travel	2,310	5,220	9,000	3,780
<b>Total 8400 · ADMINISTRATION/OPERATIONS</b>	<b>18,534</b>	<b>215,929</b>	<b>226,000</b>	<b>10,071</b>
<b>Total 8000 · ADMINISTRATION</b>	<b>191,823</b>	<b>1,352,804</b>	<b>1,584,020</b>	<b>231,416</b>
<b>8600 · DEBT SERVICE</b>				
8605 · City - Former Chamber Parking Site		266,215	266,215	0
8606 · City - US1 Corridor Improvements		420,149	420,149	(0)
8608 · City National Line of Credit		56,407	100,000	43,593
8610 · Debt Bond Interest-Taxable Int	1,148,963	1,247,925	1,050,000	(197,925)
8620 · Debt Bond Interest-Tax Exempt Int	205,910	211,819	200,000	(11,819)
8650 · Bond Issue Costs	-	35,525	-	(35,525)
<b>Total 8600 · DEBT SERVICE</b>	<b>1,354,872</b>	<b>2,238,040</b>	<b>2,036,364</b>	<b>(201,676)</b>
<b>Total Expenditures for Activities</b>	<b>5,079,885</b>	<b>17,533,142</b>	<b>26,203,366</b>	<b>8,670,225</b>
<b>er/(Under) Expenditures</b>	<b>(5,015,492)</b>	<b>5,336,569</b>	<b>-</b>	<b>5,336,569</b>