



# HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report  
As of February 28, 2026\*

	Current Fiscal Year				Prior Fiscal Year		
	2026 Budget	2026 Actuals (YTD)	Variance	% Collected	2025 Actuals	2025 Actuals (YTD)	% Collected
<b>Revenues</b>							
Tax Increment	\$ 31,718,404	\$ 31,843,721	\$ 125,317	100.4%	\$ 26,471,533	\$ 26,471,533	100.0%
Loan Program							
Repayments	127,000	88,551	(38,449)	69.7%	11,103	72,553	653.5%
Application/Satisfaction Fees	30,000	12,729	(17,271)	42.4%	32,269	21,753	67.4%
Interest and Other Earnings	750,000	732,963	(17,037)	97.7%	1,915,976	655,078	34.2%
Affordable Housing DA Commt.	-	(331,250)	(331,250)	-	331,250	-	0.0%
Interlocal Agreements	125,000	-	(125,000)	0.0%	88,010	-	0.0%
Series 2020 Revenue Note	-	170,884	170,884	-	534,815	254,735	47.6%
Other Sources							
Prior Year Adjustments	-	-	-	-	17,051	-	0.0%
<b>Subtotal</b>	<b>\$ 32,750,404</b>	<b>\$ 32,517,598</b>	<b>\$ (232,806)</b>	<b>99.3%</b>	<b>\$ 29,402,008</b>	<b>\$ 27,475,652</b>	<b>93.4%</b>
Available Fund Balance							
CRA Trust Fund	34,068,383						
Series 2020 Revenue Note	10,961,668						
<b>Total Revenue</b>	<b>\$ 77,780,455</b>	<b>\$ 32,517,598</b>	<b>\$ (232,806)</b>		<b>\$ 29,402,008</b>	<b>\$ 27,475,652</b>	

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Actuals (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Actuals	2025 Actuals (YTD)	% Exp.
<b>Expenditures</b>									
Personnel	\$ 1,755,398	\$ -	\$ 642,671	\$ 1,112,727	36.6%	36.6%	\$ 1,571,709	\$ 641,662	40.8%
Operations	2,261,724	881,082	620,958	759,683	66.4%	27.5%	837,967	312,447	37.3%
Redevelopment Programs									
Residential	6,081,753	833,213	811,405	4,437,135	27.0%	13.3%	3,720,127	809,968	21.8%
Commercial	3,340,358	226,149	21,115	3,093,094	7.4%	0.6%	382,866	246,486	64.4%
Redevelopment Agreements	10,570,000	740,197	-	9,829,803	7.0%	0.0%	483,775	-	0.0%
Interlocal Agreements	2,639,273	25,000	-	2,614,273	0.9%	0.0%	2,487,517	900	0.0%
Land Acquisition/Affordable Housing	14,461,661	1,830,675	4,044,811	8,586,175	40.6%	28.0%	650,130	426,206	65.6%
Capital	15,000	-	839	14,161	5.6%	5.6%	49,157	903	1.8%
Community Gardens	6,000,000	-	-	6,000,000	0.0%	0.0%	-	-	-
HCC Kitchen Incubator	2,271,495	268,283	3,213	2,000,000	12.0%	0.1%	156,326	132,710	84.9%
Commercial Modular	2,500,000	-	-	2,500,000	0.0%	0.0%	-	-	-
BF James Park Pavilion	800,000	-	-	800,000	0.0%	0.0%	-	-	-
Wayfinding & Gateway Signage	1,500,000	-	-	1,500,000	0.0%	0.0%	63,621	14,256	22.4%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%	106,163	32,582	30.7%
Series 2020 Rev. Note Projects	10,961,668	9,144,329	580,572	1,236,767	88.7%	5.3%	3,219,517	1,461,763	45.4%
Debt Service	7,122,125	-	5,953,540	1,168,585	83.6%	83.6%	7,833,859	5,636,700	72.0%
<b>Subtotal</b>	<b>\$ 77,780,455</b>	<b>\$ 13,948,928</b>	<b>\$ 12,679,125</b>	<b>\$ 51,152,402</b>	<b>34.2%</b>	<b>16.3%</b>	<b>\$ 21,562,736</b>	<b>\$ 9,716,584</b>	<b>45.1%</b>
Accounting Adjustment Entries	-	-	-	-	-	-	(463,562)	-	0.0%
<b>Total Expenditures</b>	<b>\$ 77,780,455</b>	<b>\$ 13,948,928</b>	<b>\$ 12,679,125</b>	<b>\$ 51,152,402</b>	<b>34.2%</b>	<b>16.3%</b>	<b>\$ 21,099,174</b>	<b>\$ 9,716,584</b>	<b>46.1%</b>

Cash Management	12/31/2025	1/31/2026	2/28/2026
SunTrust (Operating Account)	\$ 32,342,444	\$ 27,458,778	\$ 2,791,247
SBA (FL Prime - #323120)	\$ 40,880,826	\$ 41,015,671	\$ 60,154,307
PNC Bank (#6797)	\$ 63,520	\$ 4,379,597	\$ 64,952
SBA (2020 Revenue Note - #323121)	\$ 10,286,245	\$ 10,320,174	\$ 10,350,537
SunTrust (Capital Projects - #1038)	\$ 838,852	\$ 784,193	\$ 369,858

Loan Receivables	
Total # of payments expected this reporting period:	29
Total \$ of payments expected this reporting period:	\$ 20,194

\* Unaudited figures. Additional entries may be posted as part of the monthly accounting close process.