Exhibit 3

Hallandale Beach
Community Redevelopment Agency

Prepared by:
Office of the Executive Director
Hallandale Beach CRA
400 South Federal Highway
Hallandale Beach, FL 33009
www.cohbcra.org

Financing and Implementation Plan

Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Fiscal Years 2026-2027

Exhibit 3

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Summary Statement (1),(2)

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Carryforward				
Carryforward of Project Appropriations	**$ 25,429,856**	$ 1,536,404	$ 23,893,452	
Total Estimated Carryforward Balances	**$ 25,429,856**	**$ 1,536,404**	**$ 23,893,452**	
Revenues				
Tax Increment Revenue (TIR) Allocation				
City of Hallandale Beach	**$ 35,996,323**	$ -	$ 17,271,364	$ 18,724,959
Broward County	**$ 27,484,653**	-	13,187,387	14,297,266
South Broward Hospital District	**$ 400,000**	-	200,000	200,000
Children's Services Council of Broward County	**$ 2,208,095**	-	1,059,653	1,148,442
Subtotal - Tax Increment	***$ 66,089,071***	***$ -***	***$ 31,718,404***	***$ 34,370,667***
Loan Repayments/Application Fees				
Redevelopment Programs (Loan Repayment/Appl. Fees)	**$ 233,200**	-	157,000	76,200
Miscellaneous				
Program Administration (City ILA)	**$ 225,000**	-	125,000	100,000
Investment Earnings	**$ 1,250,000**	-	750,000	500,000
Total Forecasted Revenues	**$ 67,797,271**	**$ -**	**$ 32,750,404**	**$ 35,046,867**
Total Sources	**$ 93,227,127**	**$ 1,536,404**	**$ 56,643,856**	**$ 35,046,867**

Exhibit 3

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Summary Statement (1),(2)

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Use (Expenditures)				
Expenditures				
Operations				
Personnel	**$ 3,598,598**	$ -	$ 1,755,398	$ 1,843,200
Operations	**$ 3,218,820**	-	1,866,910	1,351,910
Subtotal - Operations	***$ 6,817,418***	***$ -***	***$ 3,622,308***	***$ 3,195,110***
Debt Service				
Redevelopment Revenue Note, Series 2015	**$ 1,638,384**	$ -	$ 1,638,384	$ -
Capital Improvement Refunding Bonds, Series 2016	**$ 1,168,584**	-	1,168,584	-
Redevelopment Revenue Note, Series 2020	**$ 4,315,157**	-	4,315,157	-
Subtotal - Debt Service	***$ 7,122,125***	***$ -***	***$ 7,122,125***	***$ -***
Redevelopment Area Investment				
Capital Projects	**$ 14,236,267**	$ 1,636,267	$ 12,400,000	$ 200,000
Programs	**$ 16,357,000**	-	8,478,500	7,878,500
Property/Land/Construction	**$ 33,355,329**	-	12,894,472	20,460,857
Interlocal Agreements	**$ 5,356,673**	-	2,639,273	2,717,400
Redevelopment Agreements	**$ 10,424,803**	-	9,829,803	595,000
Subtotal - Redevelopment Area Investment	***$ 79,730,072***	***$ 1,636,267***	***$ 46,242,048***	***$ 31,851,757***
Total Uses	**$ 93,669,615**	**$ 1,636,267**	**$ 56,986,481**	**$ 35,046,867**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**

Notes:

(1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.

(2) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Capital Projects* Listing

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Tax Increment Revenue (TIR) Allocation	**$ 4,192,697**	$ -	$ 3,992,697	$ 200,000
Carryforward Fund Balance	**$ 10,043,570**	1,636,267	8,407,303	-
Total Sources	**$ 14,236,267**	**$ 1,636,267**	**$ 12,400,000**	**$ 200,000**
Use (Expenses)				
Capital Projects				
Chaves Lake Eco Park & Community Garden	**$ 6,200,000**	$ -	$ 6,000,000	$ 200,000
District 8 NE 1st Ave.	**$ 420,001**	420,001	-	-
FEC Parking Lot/NE 2nd Ave./5th St.	**$ 966,266**	966,266	-	-
Speed Tables	**$ 250,000**	250,000	-	-
Hallandale Beach Art Trail	**$ 5,500,000**	-	5,500,000	-
James Park Pavilion	**$ 800,000**	-	800,000	-
Street Lighting Program (electricity)	**$ 100,000**	-	100,000	-
Total Uses	**$ 14,236,267**	**$ 1,636,267**	**$ 12,400,000**	**$ 200,000**
Surplus/(Deficit)	**-**	**-**	**-**	**-**

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Programs* Listing

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Tax Increment Revenue (TIR) Allocation	$ 15,110,300	$ -	$ 7,308,000	$ 7,802,300
Loan Repayments/Application Fees				
Redevelopment Programs (Loan Repayment)				
Application Fees	$ 30,000	-	30,000	-
Loan Program repayments (interest)	$ 3,200	-	2,000	1,200
Loan Program repayments (principal)	$ 200,000	-	125,000	75,000
Carryforward Fund Balance	$ 1,013,500	-	1,013,500	-
Total Sources	$ 16,357,000	$ -	$ 8,478,500	$ 7,878,500
Use (Expenses)				
Programs				
Residential Programs				
Paint Program	$ 400,000	$ -	$ 200,000	$ 200,000
Window/Storm Shutter Program	$ 4,000,000	-	2,000,000	2,000,000
Downpayment Assistance Program	$ 2,000,000	-	1,000,000	1,000,000
Neighborhood Improvement Program (NIP)	$ 2,200,000	-	1,400,000	800,000
Rental Assistance Program	$ 800,000	-	400,000	400,000
Senior Mini Grant Program	$ 600,000	-	300,000	300,000
Senior Rental & Utilities Assistance Program	$ 100,000	-	50,000	50,000
Commercial Programs				
Commercial Business Grant Program	$ 600,000	-	300,000	300,000
Art in Public Places	$ 1,657,000	-	828,500	828,500
Commercial Investment Program	$ 4,000,000	-	2,000,000	2,000,000
Total Uses	$ 16,357,000	$ -	$ 8,478,500	$ 7,878,500
Surplus/(Deficit)	-	-	-	-

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Property/Land/Construction* Listing

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Tax Increment Revenue (TIR) Allocation	$ 24,799,858	$ -	$ 4,339,001	$ 20,460,857
Carryforward Fund Balance	$ 8,555,471	-	8,555,471	-
Total Sources	$ 33,355,329	$ -	$ 12,894,472	$ 20,460,857
Use (Expenses)				
Property/Land/Construction				
Land Acquisition (Professional Services)	$ 341,096	$ -	$ 170,548	$ 170,548
Land Acquisition	$ 23,943,183	-	4,688,924	19,254,259
Hallandale City Center Kitchen	$ 2,000,000	-	2,000,000	-
Modular Commercial Construction	$ 2,500,000	-	2,500,000	-
Wayfinding and Gateway Signage	$ 1,500,000	-	1,500,000	-
Affordable Housing				
Construction	$ 3,000,000	-	2,000,000	1,000,000
Electricity	$ 20,300	-	10,000	10,300
Water and Sewer	$ 50,750	-	25,000	25,750
Total Uses	$ 33,355,329	$ -	$ 12,894,472	$ 20,460,857
Surplus/(Deficit)	-	-	-	-

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Interlocal Agreements* Project Listing (1)

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Tax Increment Revenue (TIR) Allocation	$ 5,356,673	$ -	$ 2,639,273	$ 2,717,400
Carryforward Fund Balance	$ -	-	-	-
Total Sources	$ 5,356,673	$ -	$ 2,639,273	$ 2,717,400
Use (Expenses)				
Interlocal Agreements				
City of Hallandale Beach				
Community Policing and Code Enforcement	$ 4,310,526	$ -	$ 2,123,426	$ 2,187,100
Indirect Cost (allocation study)	$ 976,147	-	480,847	495,300
Housing Foundation of America				
Community Partnership Grants	$ 70,000	-	35,000	35,000
Total Uses	$ 5,356,673	$ -	$ 2,639,273	$ 2,717,400
Surplus/(Deficit)	-	-	-	-

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - *Redevelopment Agreements* Listing

	Total	Series 2020 Rev. Note	Forecasted FY 2026	Sunset FY 2027
Source (Revenue)				
Tax Increment Revenue (TIR) Allocation	$ 4,165,000	$ -	$ 3,570,000	$ 595,000
Carryforward Fund Balance	$ 6,259,803	-	6,259,803	-
Total Sources	$ 10,424,803	$ -	$ 9,829,803	$ 595,000
Use (Expenses)				
Redevelopment Agreements				
Hallandale City Center				
Affordable Housing Rent Subsidy	$ 140,000	-	70,000	70,000
Dixie Highway Project (Unsolicited Proposal)	$ 9,259,803	-	9,259,803	-
Village at Gulfstream Park (Tax Increment)	$ 1,025,000	-	500,000	525,000
Total Uses	$ 10,424,803	$ -	$ 9,829,803	$ 595,000
Surplus/(Deficit)	-	-	-	-

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast (1)

		Final FY 2025		Certified FY 2026		Sunset FY 2027
City of Hallandale Beach (Contributing Authority)						
Actual Growth/Forecasted Growth		9.22%		18.36%		3.00%
Existing Value:	$	2,399,100,890	$	2,589,865,870	$	2,924,674,385
New Construction Forecast:						
Certified (2026); Forecast (2027)		-		5,934,474		5,000,000
Onyx Tower (21500 Biscayne Blvd.; office)		-		123,367,070		-
Atlantic Village (601 N. Federal Hwy.)		-		35,845,480		-
Atlantic Village (800 N. Federal Hwy.)		-		55,648,530		-
Oasis Hallandale (1006 E. Hallandale Beach Blvd.; condos)		-		19,581,760		
Hallandale City Center (110 NW 1st Ave.)		-		3,232,970		-
Hallandale City Center (605 N. Dixie Hwy.)		-		2,940,030		-
Solaris (118 SE 7th St.; apartments)		-		3,073,510		17,000,000
Hallandale Oasis		-		-		100,000,000
Taxable Value	$	2,399,100,890	$	2,839,489,694	$	3,046,674,385
Base Year Value		377,757,750		377,757,750		377,757,750
Tax Increment	$	2,021,343,140	$	2,461,731,944	$	2,668,916,635
Millage Rate		7.5884		7.3852		7.3852
Gross Incremental Revenue	$	15,338,760	$	18,180,383	$	19,710,483
Statutory Reduction		0.95		0.95		0.95
Budgetable Incremental Revenue	**$**	**14,571,822**	**$**	**17,271,364**	**$**	**18,724,959**

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2025	Certified FY 2026	Sunset FY 2027
South Broward Hospital District (Contributing Authority)			
Actual Growth/Assumed Growth	9.25%	18.22%	3.00%
Taxable Value	$ 2,416,276,460	$ 2,856,477,546	$ 2,942,171,872
Base Year Value	377,757,750	377,757,750	377,757,750
Tax Increment	$ 2,038,518,710	$ 2,478,719,796	$ 2,564,414,122
Millage Rate	0.0869	0.0869	0.0869
Gross Incremental Revenue	Interlocal	Interlocal	Interlocal
Statutory Reduction	N/A	N/A	N/A
Budgetable Incremental Revenue	**$ 200,000**	**$ 200,000**	**$ 200,000**

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2025	Certified FY 2026	Sunset FY 2027
Children's Services Council (Contributing Authority)			
Actual Growth/Assumed Growth	9.25%	18.22%	3.00%
Existing Value:	$ 2,414	$ 2,606,853,722	$ 2,942,171,872
New Construction Forecast:			
Certified (2026); Forecast (2027)	-	5,934,474	5,000,000
Onyx Tower (21500 Biscayne Blvd.; office)	-	123,367,070	-
Atlantic Village (601 N. Federal Hwy.)	-	35,845,480	-
Atlantic Village (800 N. Federal Hwy.)	-	55,648,530	-
Oasis Hallandale (1006 E. Hallandale Beach Blvd.; condos)	-	19,581,760	
Hallandale City Center (110 NW 1st Ave.)	-	3,232,970	-
Hallandale City Center (605 N. Dixie Hwy.)	-	2,940,030	-
Solaris (118 SE 7th St.; apartments)	-	3,073,510	17,000,000
Hallandale Oasis	-	-	100,000,000
Taxable Value	$ 2,416,276,460	$ 2,856,477,546	$ 3,064,171,872
Base Year Value	377,757,750	377,757,750	377,757,750
Tax Increment	$ 2,038,518,710	$ 2,478,719,796	$ 2,686,414,122
Millage Rate	0.4500	0.4500	0.4500
Gross Incremental Revenue	$ 917,333	$ 1,115,424	$ 1,208,886
Statutory Reduction	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 871,467**	**$ 1,059,653**	**$ 1,148,442**

Exhibit 3

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2025	Certified FY 2026	Sunset FY 2027
Broward County (Contributing Authority)			
Actual Growth/Assumed Growth	9.22%	18.36%	3.00%
Existing Value:	$ 2,399,100,890	$ 2,589,865,870	$ 2,924,674,385
New Construction Forecast:			
Certified (2026); Forecast (2027)	-	5,934,474	5,000,000
Onyx Tower (21500 Biscayne Blvd.; office)	-	123,367,070	-
Atlantic Village (601 N. Federal Hwy.)	-	35,845,480	-
Atlantic Village (800 N. Federal Hwy.)	-	55,648,530	-
Oasis Hallandale (1006 E. Hallandale Beach Blvd.; condos)	-	19,581,760	
Hallandale City Center (110 NW 1st Ave.)	-	3,232,970	-
Hallandale City Center (605 N. Dixie Hwy.)	-	2,940,030	-
Solaris (118 SE 7th St.; apartments)	-	3,073,510	17,000,000
Hallandale Oasis	-	-	100,000,000
Taxable Value	$ 2,399,100,890	$ 2,839,489,694	$ 3,046,674,385
Base Year Value	377,757,750	377,757,750	377,757,750
Tax Increment	$ 2,021,343,140	$ 2,461,731,944	$ 2,668,916,635
Millage Rate	5.6389	5.6389	5.6389
Gross Incremental Revenue	$ 11,398,152	$ 13,881,460	$ 15,049,754
Statutory Reduction	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 10,828,244**	**$ 13,187,387**	**$ 14,297,266**

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Operations

		Total	Forecasted FY 2026	Sunset FY 2027
Consultants/Professional Services				
Architect/Survey, Public Relations Consultants, Finance Consultants, Temporary Staffing	$	**850,000**	700,000	150,000
Legal Consulting Fees	$	**324,800**	160,000	164,800
Legal Services (Unsolicited Proposals)	$	**101,500**	50,000	51,500
Liens Recording	$	**30,450**	15,000	15,450
Auditing	$	**40,600**	20,000	20,600
Outside Service				
CRA Transportation Service	$	**304,500**	150,000	154,500
FEC Lot Annual Lease	$	**203,000**	100,000	103,000
Property Maintenance	$	**69,020**	34,000	35,020
Miscellaneous (RE Taxes, Property Mgmt., etc.)	$	**103,530**	51,000	52,530
Special Events	$	**50,750**	25,000	25,750
Bank Fees	$	**20,300**	10,000	10,300
Reimbursable Travel Expense	$	**50,750**	25,000	25,750
Phone & Communications	$	**810**	400	410
Property Lease (HCC Commercial Space - Food Hall/Incubator	$	**526,910**	259,560	267,350
Electricity (Street LED Lighting)	$	**-**	-	-
Property Insurance Coverage	$	**20,480**	10,090	10,390
General Liability Coverage	$	**25,840**	12,730	13,110
Workers Compensation Assessment	$	**18,270**	9,000	9,270
Vehicle Repairs/Maintenance	$	**10,150**	5,000	5,150
Fuel (Gas)	$	**1,020**	500	520
Printing & Binding	$	**21,540**	10,610	10,930
Advertising	$	**107,690**	53,050	54,640
Office Supplies	$	**21,960**	10,820	11,140
Specialized Supplies	$	**101,500**	50,000	51,500
Small Office Furniture & Fixtures	$	**6,090**	3,000	3,090
Traffic Control/Signs	$	**6,090**	3,000	3,090

Hallandale Beach Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Operations

	Total	Forecasted FY 2026	Sunset FY 2027
Computer Supplies	$ **10,150**	5,000	5,150
Uniforms Purchased	$ **6,290**	3,100	3,190
Dues and Memberships	$ **31,360**	15,450	15,910
Internet/Software Subscriptions	$ **41,820**	20,600	21,220
Meetings and Seminars	$ **60,900**	30,000	30,900
Tuition Reimbursement	$ **30,450**	15,000	15,450
Office Furniture and Equipment	$ **10,150**	5,000	5,150
Computer Hardware (>$1,000)	$ **10,150**	5,000	5,150
Total	**$ 3,218,820**	**$ 1,866,910**	**$ 1,351,910**

Hallandale Beach Community Redevelopment Agency

Strategic Finance Plan

Supporting Schedule - Debt/Financial Obligation Forecast

	Total	Forecasted FY 2026	Sunset FY 2027
Redevelopment Revenue Note, Series 2015 (OB Johnson Park Project)			
Principal	**$ 1,595,000**	$ 1,595,000	$ -
Interest	**$ 43,384**	43,384	-
	$ 1,638,384	*1,638,384*	-
Capital Improvement Refunding Revenue Bonds, Series 2016			
Principal	**$ 1,041,900**	1,041,900	-
Interest	**$ 126,684**	126,684	-
	$ 1,168,584	*1,168,584*	-
Redevelopment Revenue Note, Series 2020			
Principal	**$ 4,265,000**	4,265,000	-
Interest	**$ 50,157**	50,157	-
	$ 4,315,157	*4,315,157*	-
Total	**$ 7,122,125**	**$ 7,122,125**	**$ -**

Hallandale Beach Community Redevelopment Agency

Strategic Finance Plan

Fiscal Notes

1. Redevelopment Area Initiatives funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).
2. Redevelopment Area Initiative funding sources may change based on market conditions and CRA priorities.
3. The Redevelopment Area Initiatives included in the Financing and Implementation Plan are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment initiatives.

Exhibit 3

Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY