



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report
As of Octoberber 31, 2025*

	Current Fiscal Year				Prior Fiscal Year		
	2026 Budget	2026 Actuals (YTD)	Variance	% Collected	2025 Actuals	2025 Actuals (YTD)	% Collected
Revenues							
Tax Increment	\$ 31,718,404	\$ -	\$ (31,718,404)	0.0%	\$ 26,471,533	\$ -	0.0%
Loan Program							
Repayments	127,000	28,749	(98,251)	22.6%	199,479	12,747	6.4%
Application/Satisfaction Fees	30,000	1,618	(28,382)	5.4%	32,269	306	0.9%
Interest and Other Earnings	750,000	177,243	(572,757)	23.6%	1,906,582	127,991	6.7%
Interlocal Agreements	125,000	-	(125,000)	0.0%	63,198	(45,253)	-71.6%
Series 2020 Revenue Note	-	37,067	37,067	-	534,815	58,707	11.0%
Other Sources							
GASB 87 (Lease Obligations)	-	-	-	-	-	-	-
Prior Year Adjustments	-	-	-	-	8,551	-	0.0%
Subtotal	\$ 32,750,404	\$ 244,678	\$ (32,505,726)	0.7%	\$ 29,216,428	\$ 154,499	0.5%
Available Fund Balance							
CRA Trust Fund	23,893,452	-					
Series 2020 Revenue Note	1,536,404						
Total Revenue	\$ 58,180,260	\$ 244,678	\$ (32,505,726)		\$ 29,216,428	\$ 154,499	

	Current Fiscal Year							Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Actuals (YTD)	Funds Available	% Enc./Exp.	% Exp.		2025 Actuals	2025 Actuals (YTD)	% Exp.
Expenditures										
Personnel	\$ 1,755,398	\$ -	\$ 124,830	\$ 1,630,568	7.1%	7.1%		\$ 1,521,837	\$ 86,170	5.7%
Operations	2,026,910	643,585	129,066	1,254,258	38.1%	6.4%		862,738	100,978	11.7%
Redevelopment Programs										
Residential	5,350,000	(125,436)	125,436	5,350,000	0.0%	2.3%		3,720,127	96,110	2.6%
Commercial	3,128,500	(2,567)	2,567	3,128,500	0.0%	0.1%		382,866	1,932	0.5%
Redevelopment Agreements	9,829,803	-	-	9,829,803	0.0%	0.0%		483,775	(8,963)	-1.9%
Interlocal Agreements	2,639,273	25,000	-	2,614,273	0.9%	0.0%		1,413,654	(190,772)	-13.5%
Land Acquisition/Affordable Housing	6,476,847	89,530	105,707	6,281,610	3.0%	1.6%		615,185	23,919	3.9%
Capital	15,000	-	-	15,000	0.0%	0.0%		49,157	38	0.1%
Community Gardens	6,000,000	-	-	6,000,000	0.0%	0.0%		-	-	-
HCC Kitchen Incubator	2,000,000	-	-	2,000,000	0.0%	0.0%		154,914	-	0.0%
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%		60,736	286	0.5%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%		106,163	-	0.0%
Series 2020 Rev. Note Projects	1,536,404	-	-	1,536,404	0.0%	0.0%		3,219,517	-	0.0%
GASB 87 (Lease Obligations)	-	-	-	-	-	-		-	-	-
Debt Service	7,122,125	-	-	7,122,125	0.0%	0.0%		7,700,586	-	0.0%
Subtotal	\$ 58,180,260	\$ 630,113	\$ 487,606	\$ 57,062,542	1.9%	0.8%		\$ 20,291,256	\$ 109,698	0.5%
Accounting Adjustment Entries	-	-	-	-	-	-		-	-	-
Total Expenditures	\$ 58,180,260	\$ 630,113	\$ 487,606	\$ 57,062,542	1.9%	0.8%		\$ 20,291,256	\$ 109,698	0.5%

Cash Management	8/31/2025	9/30/2025	10/31/2025
SunTrust (Operating Account)	\$ 2,104,786	\$ 2,189,167	\$ 1,637,159
SBA (FL Prime - #323120)	\$ 43,295,238	\$ 41,450,181	\$ 41,601,114
PNC Bank (#6797)	\$ 63,588	\$ 63,583	\$ 63,583
SBA (2020 Revenue Note - #323121)	\$ 10,143,015	\$ 10,179,653	\$ 10,216,720
SunTrust (Capital Projects - #1038)	\$ 1,044,707	\$ 982,364	\$ 959,870

Loan Receivables	
Total # of payments expected this reporting period:	29
Total \$ of payments expected this reporting period:	\$ 55,321
Note: There are 5 loans that are 90 days past due.	

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