



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report
As of November 30, 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	47,597	(79,403)	37.5%	199,479	31,129	15.6%
Application/Satisfaction Fees	30,000	5,636	(24,364)	18.8%	32,269	10,199	31.6%
Interest and Other Earnings	750,000	319,326	(430,674)	42.6%	1,906,582	252,348	13.2%
Interlocal Agreements	125,000	-	(125,000)	0.0%	63,198	-	0.0%
Series 2020 Revenue Note	-	71,892	71,892	-	534,815	113,017	21.1%
Other Sources							
GASB 87 (Lease Obligations)	-	-	-	-	-	-	-
Prior Year Adjustments	-	-	-	-	8,551	-	0.0%
Subtotal	\$ 32,750,404	\$ 444,451	\$ (32,305,954)	1.4%	\$ 29,216,428	\$ 406,693	1.4%
Available Fund Balance							
CRA Trust Fund	23,893,452	-					
Series 2020 Revenue Note	1,536,404						
Total Revenue	\$ 58,180,260	\$ 444,451	\$ (32,305,954)		\$ 29,216,428	\$ 406,693	

	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	\$ -	\$ 337,322	\$ 1,418,076	19.2%	19.2%	\$ 1,521,837	\$ 228,076	15.0%
Operations	2,062,910	846,839	393,069	823,002	60.1%	19.1%	919,671	132,863	14.4%
Redevelopment Programs									
Residential	5,350,000	(115,368)	322,092	5,143,276	3.9%	6.0%	3,720,127	345,151	9.3%
Commercial	3,128,500	(5,134)	5,134	3,128,500	0.0%	0.2%	382,866	83,018	21.7%
Redevelopment Agreements	9,829,803	-	-	9,829,803	0.0%	0.0%	483,775	5,975	1.2%
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	6,440,847	68,231	483,931	5,888,685	8.6%	7.5%	650,130	23,919	3.7%
Capital	15,000	-	-	15,000	0.0%	0.0%	49,157	903	1.8%
Community Gardens	6,000,000	-	-	6,000,000	0.0%	0.0%	-	-	-
HCC Kitchen Incubator	2,000,000	(3,150)	3,150	2,000,000	0.0%	0.2%	156,326	113,630	72.7%
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	5,713	9.0%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%	106,163	-	0.0%
Series 2020 Rev. Note Projects	1,536,404	(18,033)	18,033	1,536,404	0.0%	1.2%	3,258,808	-	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	\$ 798,385	\$ 1,562,731	\$ 55,819,144	4.1%	2.7%	\$ 20,426,723	\$ 748,476	3.7%
Accounting Adjustment Entries	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 58,180,260	\$ 798,385	\$ 1,562,731	\$ 55,819,144	4.1%	2.7%	\$ 20,426,723	\$ 748,476	3.7%

Cash Management	9/30/2025	10/31/2025	11/30/2025
SunTrust (Operating Account)	\$ 2,189,167	\$ 1,637,159	\$ 1,052,362
SBA (FL Prime - #323120)	\$ 41,450,181	\$ 41,601,114	\$ 41,742,913
PNC Bank (#6797)	\$ 63,583	\$ 63,569	\$ 63,540
SBA (2020 Revenue Note - #323121)	\$ 10,179,653	\$ 10,216,720	\$ 10,251,544
SunTrust (Capital Projects - #1038)	\$ 982,364	\$ 959,870	\$ 950,574

Loan Receivables	
Total # of payments expected this reporting period:	36
Total \$ of payments expected this reporting period:	\$ 22,870
Note: There are 4 loans that are 90 days past due.	

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