



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report
As of April 30, 2026*

	Current Fiscal Year				Prior Fiscal Year		
	2026 Budget	2026 Actuals (YTD)	Variance	% Collected	2025 Actuals	2025 Actuals (YTD)	% Collected
Revenues							
Tax Increment	\$ 31,843,721	\$ 31,843,721	\$ 0	100.0%	\$ 26,471,533	\$ 26,471,533	100.0%
Loan Program							
Repayments	127,000	100,129	(26,871)	78.8%	11,103	101,396	913.2%
Application/Satisfaction Fees	30,000	14,985	(15,015)	50.0%	32,269	26,846	83.2%
Interest and Other Earnings	750,000	967,868	217,868	129.0%	1,915,976	1,007,517	52.6%
Affordable Housing DA Commt.	-	20,000	20,000	-	331,250	-	0.0%
Interlocal Agreements	125,000	-	(125,000)	0.0%	88,010	20,347	23.1%
Series 2020 Revenue Note	-	204,513	204,513	-	534,815	337,496	63.1%
Other Sources							
Prior Year Adjustments	-	-	-	-	17,051	-	0.0%
Subtotal	\$ 32,875,721	\$ 33,151,217	\$ 275,496	100.8%	\$ 29,402,008	\$ 27,965,135	95.1%
Available Fund Balance							
CRA Trust Fund	42,369,196						
Series 2020 Revenue Note	11,088,773						
Total Revenue	\$ 86,333,690	\$ 33,151,217	\$ 275,496		\$ 29,402,008	\$ 27,965,135	

	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	\$ -	\$ 866,745	\$ 888,653	49.4%	49.4%	\$ 1,571,709	\$ 872,329	55.5%
Operations	3,139,531	784,704	904,613	1,450,213	53.8%	28.8%	837,967	466,118	55.6%
Redevelopment Programs									
Residential	6,372,241	830,498	1,502,923	4,038,820	36.6%	23.6%	3,720,127	1,734,392	46.6%
Commercial	4,062,921	199,755	47,509	3,815,657	6.1%	1.2%	382,866	307,054	80.2%
Redevelopment Agreements	10,570,000	477,697	262,500	9,829,803	7.0%	2.5%	483,775	-	0.0%
Interlocal Agreements	2,639,273	21,670	484,177	2,133,426	19.2%	18.3%	2,487,517	678,584	27.3%
Land Acquisition/Affordable Housing	20,955,430	1,960,987	4,154,254	14,840,189	29.2%	19.8%	650,130	473,224	72.8%
Capital	56,503	-	945	55,558	1.7%	1.7%	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	134,039	85.7%
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	29,207	45.9%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%	106,163	45,038	42.4%
Series 2020 Rev. Note Projects	11,088,773	8,124,828	1,133,258	1,830,687	83.5%	10.2%	3,219,517	2,815,971	87.5%
Debt Service	7,122,125	-	5,953,540	1,168,585	83.6%	83.6%	7,833,859	5,636,700	72.0%
Subtotal	\$ 86,333,690	\$ 12,668,422	\$ 15,313,677	\$ 58,351,591	32.4%	17.7%	\$ 21,562,736	\$ 13,193,560	61.2%
Accounting Adjustment Entries	-	-	-	-	-	-	(463,562)	-	0.0%
Total Expenditures	\$ 86,333,690	\$ 12,668,422	\$ 15,313,677	\$ 58,351,591	32.4%	17.7%	\$ 21,099,174	\$ 13,193,560	62.5%

Cash Management	2/28/2026	3/31/2026	4/30/2026
SunTrust (Operating Account)	\$ 2,791,247.00	\$ 2,546,518.00	\$ 1,094,022.11
SBA (FL Prime - #323120)	\$ 60,154,307.00	\$ 60,349,751.00	\$ 60,540,127.69
PNC Bank (#6797)	\$ 64,952.00	\$ 65,015.00	\$ 64,987.37
SBA (2020 Revenue Note - #323121)	\$ 10,350,537.00	\$ 10,384,166.00	\$ 9,413,873.90
SunTrust (Capital Projects - #1038)	\$ 369,585.00	\$ 135,805.00	\$ 881,413.46

Loan Receivables	
Total # of payments expected this reporting period:	28
Total \$ of payments expected this reporting period:	\$ 16,761

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