



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report
As of January 31, 2026*

	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	\$ 31,843,721	\$ 125,317	100.4%	\$ 26,471,533	\$ 26,471,533	100.0%
Loan Program							
Repayments	127,000	77,068	(49,932)	60.7%	11,103	59,369	534.7%
Application/Satisfaction Fees	30,000	11,154	(18,846)	37.2%	32,269	19,866	61.6%
Interest and Other Earnings	750,000	593,463	(156,537)	79.1%	1,915,976	492,056	25.7%
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	-	140,522	140,522	-	534,815	214,001	40.0%
Other Sources							
Prior Year Adjustments	-	-	-	-	17,051	-	0.0%
Subtotal	\$ 32,750,404	\$ 32,334,677	\$ (415,727)	98.7%	\$ 29,402,008	\$ 27,256,825	92.7%
Available Fund Balance							
CRA Trust Fund	34,068,383						
Series 2020 Revenue Note	10,961,668						
Total Revenue	\$ 77,780,455	\$ 32,334,677	\$ (415,727)		\$ 29,402,008	\$ 27,256,825	

	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	\$ -	\$ 536,145	\$ 1,219,253	30.5%	30.5%	\$ 1,571,709	\$ 519,650	33.1%
Operations	2,261,724	915,501	530,243	815,979	63.9%	23.4%	837,967	240,698	28.7%
Redevelopment Programs									
Residential	6,081,753	778,205	653,126	4,650,422	23.5%	10.7%	3,720,127	669,909	18.0%
Commercial	3,340,358	202,743	21,115	3,116,500	6.7%	0.6%	382,866	176,098	46.0%
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	(190,772)	-7.7%
Land Acquisition/Affordable Housing	14,461,661	1,838,418	1,384,696	11,238,547	22.3%	9.6%	650,130	336,256	51.7%
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	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	13,825	21.7%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%	106,163	21,056	19.8%
Series 2020 Rev. Note Projects	10,961,668	9,290,146	385,005	1,286,517	88.3%	3.5%	3,219,517	1,458,367	45.3%
Debt Service	7,122,125	-	-	7,122,125	0.0%	0.0%	7,833,859	-	0.0%
Subtotal	\$ 77,780,455	\$ 14,058,493	\$ 3,514,383	\$ 60,207,580	22.6%	4.5%	\$ 21,562,736	\$ 3,359,619	15.6%
Accounting Adjustment Entries	-	-	-	-	-	-	(463,562)	-	0.0%
Total Expenditures	\$ 77,780,455	\$ 14,058,493	\$ 3,514,383	\$ 60,207,580	22.6%	4.5%	\$ 21,099,174	\$ 3,359,619	15.9%

Cash Management	11/30/2025	12/31/2025	1/31/2026
SunTrust (Operating Account)	\$ 1,052,362	\$ 32,342,444	\$ 27,458,778
SBA (FL Prime - #323120)	\$ 41,742,913	\$ 40,880,826	\$ 41,015,671
PNC Bank (#6797)	\$ 63,540	\$ 63,520	\$ 4,379,597
SBA (2020 Revenue Note - #323121)	\$ 10,251,544	\$ 10,286,245	\$ 10,320,174
SunTrust (Capital Projects - #1038)	\$ 950,574	\$ 838,852	\$ 784,193

Loan Receivables	
Total # of payments expected this reporting period:	27
Total \$ of payments expected this reporting period:	\$ 16,466

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