



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Financial Management Report
As of December 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	\$ 31,843,721	\$ 125,317	100.4%	\$ 26,471,533	\$ 26,271,533	99.2%
Loan Program							
Repayments	127,000	63,000	(64,000)	49.6%	11,103	46,902	422.4%
Application/Satisfaction Fees	30,000	9,323	(20,677)	31.1%	32,269	15,554	48.2%
Interest and Other Earnings	750,000	457,431	(292,569)	61.0%	1,906,582	370,255	19.4%
Interlocal Agreements	125,000	24,812	(100,188)	19.8%	63,198	-	0.0%
Series 2020 Revenue Note	-	106,593	106,593	-	534,815	165,750	31.0%
Other Sources							
GASB 87 (Lease Obligations)	-	-	-	-	-	-	-
Prior Year Adjustments	-	-	-	-	17,051	-	0.0%
Subtotal	\$ 32,750,404	\$ 32,504,879	\$ (245,525)	99.3%	\$ 29,036,552	\$ 26,869,994	92.5%
Available Fund Balance							
CRA Trust Fund	34,068,383	-					
Series 2020 Revenue Note	10,961,668						
Total Revenue	\$ 77,780,455	\$ 32,504,879	\$ (245,525)		\$ 29,036,552	\$ 26,869,994	

	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	\$ -	\$ 424,449	\$ 1,330,949	24.2%	24.2%		\$ 1,558,222	\$ 350,229	22.5%
Operations	2,201,724	949,529	473,373	778,822	64.6%	21.5%		786,398	169,916	21.6%
Redevelopment Programs										
Residential	6,081,753	714,946	506,833	4,859,974	20.1%	8.3%		3,720,127	479,797	12.9%
Commercial	3,340,358	218,724	5,134	3,116,500	6.7%	0.2%		382,866	115,905	30.3%
Redevelopment Agreements	10,570,000	740,197	-	9,829,803	7.0%	0.0%		483,775	11,950	2.5%
Interlocal Agreements	2,639,273	25,000	23,192	2,591,081	1.8%	0.9%		1,413,654	(190,772)	-13.5%
Land Acquisition/Affordable Housing	14,521,661	1,890,376	1,317,310	11,313,976	22.1%	9.1%		650,130	53,253	8.2%
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	9,568	15.0%
District 8	5,500,000	-	-	5,500,000	0.0%	0.0%		106,163	-	0.0%
Series 2020 Rev. Note Projects	10,961,668	9,584,182	76,895	1,300,592	88.1%	0.7%		3,258,808	470,799	14.4%
GASB 87 (Lease Obligations)	-	-	-	-	-	-		133,273	-	0.0%
Debt Service	7,122,125	-	-	7,122,125	0.0%	0.0%		7,700,586	-	0.0%
Subtotal	\$ 77,780,455	\$ 14,391,236	\$ 2,831,236	\$ 60,557,983	22.1%	3.6%		\$ 20,463,108	\$ 1,585,177	7.7%
Accounting Adjustment Entries	-	-	-	-	-	-		(453,712)	-	0.0%
Total Expenditures	\$ 77,780,455	\$ 14,391,236	\$ 2,831,236	\$ 60,557,983	22.1%	3.6%		\$ 20,009,396	\$ 1,585,177	7.9%

Cash Management	10/31/2025	11/30/2025	12/31/2025
SunTrust (Operating Account)	\$ 1,637,159	\$ 1,052,362	\$ 32,342,444
SBA (FL Prime - #323120)	\$ 41,601,114	\$ 41,742,913	\$ 40,880,826
PNC Bank (#6797)	\$ 63,569	\$ 63,540	\$ 63,520
SBA (2020 Revenue Note - #323121)	\$ 10,216,720	\$ 10,251,544	\$ 10,286,245
SunTrust (Capital Projects - #1038)	\$ 959,870	\$ 950,574	\$ 838,852

Loan Receivables	
Total # of payments expected this reporting period:	30
Total \$ of payments expected this reporting period:	\$ 15,571
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.