Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Summary Statement by Project (1),(5)

Attachment 3
NW CRA District Projections to Shown Debt Service Coverage

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Carryforward														
Carryforward of Project Appropriations	**$ 35,240,707**	$ 35,240,707												
Total Estimated Carryforward Balances	**$ 35,240,707**	**$ 35,240,707**												
Revenues														
Tax Increment Revenue (TIR) Allocation														
City of Pompano Beach	**$ 372,354,993**	$ 7,979,459	$ 8,751,437	$ 9,160,759	$ 9,586,454	$ 10,029,177	$ 10,489,608	$ 10,968,457	$ 11,466,460	$ 11,984,383	$ 12,523,023	$ 13,083,208	$ 13,665,801	$ 14,271,698
Intergovernmental														
Taxing Authorities Interlocal (Approved Projects)	**$ 2,250,000**	1,500,000	750,000	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous														
Micro-Enterprise Loan Program (repayments)	**$ 12,000**	6,000	4,000	2,000	-	-	-	-	-	-	-	-	-	-
Building Rentals	**$ 3,161,692**	85,244	89,364	92,045	94,807	97,652	100,580	103,600	106,700	109,900	113,200	116,600	120,100	123,700
Investment Earnings	**$ 5,616,700**	150,000	131,300	137,500	143,800	150,500	157,400	164,600	172,000	179,800	187,900	196,300	205,000	214,100
Financing														
(2) Tax Increment Revenue Bonds, Series 2026	**$ 32,300,000**	-	32,300,000	-	-	-	-	-	-	-	-	-	-	-
(3) Tax Increment Revenue Bonds, Series 2028	**$ 32,300,000**	-	-	-	32,300,000	-	-	-	-	-	-	-	-	-
Total Forecasted Revenues	**$ 447,995,385**	**$ 9,720,703**	**$ 42,026,101**	**$ 9,392,304**	**$ 42,125,061**	**$ 10,277,329**	**$ 10,747,588**	**$ 11,236,657**	**$ 11,745,160**	**$ 12,274,083**	**$ 12,824,123**	**$ 13,396,108**	**$ 13,990,901**	**$ 14,609,498**
Total Sources	**$ 483,236,092**	**$ 44,961,410**	**$ 42,026,101**	**$ 9,392,304**	**$ 42,125,061**	**$ 10,277,329**	**$ 10,747,588**	**$ 11,236,657**	**$ 11,745,160**	**$ 12,274,083**	**$ 12,824,123**	**$ 13,396,108**	**$ 13,990,901**	**$ 14,609,498**
Use (Expenditures)														
Expenditures														
Operations														
Dedicated Personnel Allocation (City staff)	**$ 23,263,526**	$ 487,428	$ 511,799	$ 537,389	$ 564,258	$ 592,471	$ 622,095	$ 653,200	$ 685,860	$ 720,153	$ 756,161	$ 793,969	$ 833,667	$ 875,350
City Administrative Cost Allocation	**$ 6,923,000**	145,000	152,300	159,900	167,900	176,300	185,100	194,400	204,100	214,300	225,000	236,300	248,100	260,500
Tax Increment Split with Developers	**$ 7,800,000**	-	279,450	291,039	303,091	315,627	328,663	342,221	356,321	370,985	386,236	402,097	418,592	435,747
Miscellaneous Operating Expense	**$ 27,240,457**	655,267	679,410	709,090	734,850	764,220	797,790	826,580	859,630	897,500	929,740	966,950	1,009,620	1,045,830
Subtotal - Operations	***$ 65,226,983***	***$ 1,287,695***	***$ 1,622,959***	***$ 1,697,418***	***$ 1,770,099***	***$ 1,848,618***	***$ 1,933,648***	***$ 2,016,401***	***$ 2,105,911***	***$ 2,202,938***	***$ 2,297,137***	***$ 2,399,316***	***$ 2,509,979***	***$ 2,617,427***

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Summary Statement by Project (1),(5)

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Debt Service														
City Loan (790/800 Hammondville Rd; Base Payment)	**$ 180,392**	$ 180,392	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Loan (790/800 Hammondville Rd; Add'l Payment)	**$ 25,000**	25,000	-	-	-	-	-	-	-	-	-	-	-	-
City Loan (790/800 Hammondville Rd; Prepayment)	**$ 305,000**	305,000	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2022	**$ 16,361,000**	1,256,550	1,260,900	1,259,350	1,257,050	1,259,000	1,260,050	1,260,200	1,259,450	1,257,800	1,260,250	1,256,650	1,257,150	1,256,600
(2),(5) Tax Increment Revenue Bonds, Series 2026														
Costs of Issuance	**$ 375,000**	-	375,000	-	-	-	-	-	-	-	-	-	-	-
Debt Service	**$ 67,331,075**	-	-	2,096,100	2,214,850	2,327,350	3,033,600	3,033,600	3,035,850	3,035,100	3,036,350	3,034,350	3,034,100	3,035,350
(3),(5) Tax Increment Revenue Bonds, Series 2028														
Costs of Issuance	**$ 375,000**	-	-	-	375,000	-	-	-	-	-	-	-	-	-
Debt Service	**$ 66,559,175**	-	-	-	-	2,447,650	2,448,650	2,448,400	2,451,900	2,448,900	2,449,650	2,453,900	2,451,400	2,452,400
Subtotal - Debt Service	***$ 151,511,642***	***$ 1,766,942***	***$ 1,635,900***	***$ 3,355,450***	***$ 3,846,900***	***$ 6,034,000***	***$ 6,742,300***	***$ 6,742,200***	***$ 6,747,200***	***$ 6,741,800***	***$ 6,746,250***	***$ 6,744,900***	***$ 6,742,650***	***$ 6,744,350***
Redevelopment Area Investment														
Downtown Public/Private Development Agreement	**$ 92,836,881**	$ 28,986,881	$ 31,925,000	$ -	$ 31,925,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Infrastructure and Streetscape Initiatives	**$ 6,781,066**	5,731,066	1,050,000	-	-	-	-	-	-	-	-	-	-	-
Vertical Project Development and Assistance	**$ 19,324,591**	779,691	538,700	554,800	571,500	588,600	606,200	624,400	643,200	662,500	682,400	702,900	724,000	745,700
Redevelopment Initiatives	**$ 13,459,185**	1,071,045	400,000	400,000	400,000	400,000	120,740	424,400	437,200	450,400	464,000	478,000	492,400	507,200
Area Stabilization	**$ 15,570,156**	622,856	439,800	450,900	462,300	474,100	488,300	502,900	518,000	533,500	549,500	566,000	583,000	600,400
Property Acquisition	**$ 70,618,552**	2,278,798	1,948,242	1,117,736	1,382,762	557,511	473,700	535,156	743,649	873,945	766,536	677,092	601,172	1,046,621
Consultants and Professional/Design Services	**$ 9,495,830**	575,230	465,500	316,000	266,500	274,500	282,700	291,200	300,000	309,000	318,300	327,900	337,700	347,800
Subtotal - Redevelopment Area Investment	***$ 228,086,261***	***$ 40,045,567***	***$ 36,767,242***	***$ 2,839,436***	***$ 35,008,062***	***$ 2,294,711***	***$ 1,971,640***	***$ 2,378,056***	***$ 2,642,049***	***$ 2,829,345***	***$ 2,780,736***	***$ 2,751,892***	***$ 2,738,272***	***$ 3,247,721***
Total Forecasted Expenditures	**$ 444,824,886**	**$ 43,100,204**	**$ 40,026,101**	**$ 7,892,304**	**$ 40,625,061**	**$ 10,177,329**	**$ 10,647,588**	**$ 11,136,657**	**$ 11,495,160**	**$ 11,774,083**	**$ 11,824,123**	**$ 11,896,108**	**$ 11,990,901**	**$ 12,609,498**
Reserve														
Redevelopment Project Reserve	**$ 38,411,206**	$ 1,861,206	$ 2,000,000	$ 1,500,000	$ 1,500,000	$ 100,000	$ 100,000	$ 100,000	$ 250,000	$ 500,000	$ 1,000,000	$ 1,500,000	$ 2,000,000	$ 2,000,000
Total Forecasted Reserves	**$ 38,411,206**	**$ 1,861,206**	**$ 2,000,000**	**$ 1,500,000**	**$ 1,500,000**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ 250,000**	**$ 500,000**	**$ 1,000,000**	**$ 1,500,000**	**$ 2,000,000**	**$ 2,000,000**
Total Uses	**$ 483,236,092**	**$ 44,961,410**	**$ 42,026,101**	**$ 9,392,304**	**$ 42,125,061**	**$ 10,277,329**	**$ 10,747,588**	**$ 11,236,657**	**$ 11,745,160**	**$ 12,274,083**	**$ 12,824,123**	**$ 13,396,108**	**$ 13,990,901**	**$ 14,609,498**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Summary Statement by Project (1),(5)

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Additional Bonds Covenant														
Annual Debt Service Coverage		6.35	6.94	2.73	2.76	1.66	1.56	1.63	1.70	1.78	1.86	1.94	2.03	2.12

(4) ***Tax Increment Revenue Bonds, Series 2026***

Maximum Annual Debt Service (MADS)	*$ 4,296,600*	
MADS Coverage (prior-year Tax Increment => 135% of MADS)	*1.86*	*PASS*

(4) ***Tax Increment Revenue Bonds, Series 2028***

Maximum Annual Debt Service (MADS)	*$ 6,747,250*	
MADS Coverage (prior-year Tax Increment => 135% of MADS)	*1.36*	*PASS*

Notes:

(1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.

(2) Forecasted debt service is based on the following components: PAR Amount = $37.5 million ($31.9 million for redevelopment projects/$375K for issuance costs/$5 million for additional proceeds); 23-Year Term; Fixed Interest Rate = 5.19%.

(3) Forecasted debt service is based on the following components: PAR Amount = $37.5 million ($31.9 million for redevelopment projects/$375K for issuance costs/$5 million for additional proceeds); 21-Year Term; Fixed Interest Rate = 5.17%.

(4) Pursuant to the Series 2022 Bond Resolution, additional bonds and parity obligations may be issued upon compliance with multiple requirements including: a statement or report of the Finance Director of the City or an independent certified public accountant is filed with the Executive Director reciting the opinion that, based on the audited comprehensive annual financial statements of the Agency for the immediately preceding Fiscal Year, the amount of Pledged Tax Increment Revenues, together with net investment earnings on the funds and accounts hereunder and under the instruments providing for the issuance of Parity Obligations and available for the payment of debt service thereon, for the immediately preceding Fiscal Year, equaled at least one hundred thirty-five percent (135%) of the Maximum Annual Debt Service (including in such calculation the Bonds and Parity Obligations then Outstanding and the Additional Bonds and Parity Obligations proposed to be issued).

(5) This forecast is intended to highlight the CRA's ability to fund the proposed debt service requirements within the base budget (e.g. existing tax increment and operational expense structure).

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Summary Statement by Project (1),(5)

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Carryforward													
Carryforward of Project Appropriations	$ 35,240,707												
Total Estimated Carryforward Balances	**$ 35,240,707**												
Revenues													
Tax Increment Revenue (TIR) Allocation													
City of Pompano Beach	$ 372,354,993	$ 14,901,830	$ 15,557,168	$ 16,238,719	$ 16,947,532	$ 17,684,698	$ 18,451,350	$ 19,248,669	$ 20,077,880	$ 20,940,260	$ 21,837,135	$ 22,769,884	$ 23,739,944
Intergovernmental													
Taxing Authorities Interlocal (Approved Projects)	$ 2,250,000	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous													
Micro-Enterprise Loan Program (repayments)	$ 12,000	-	-	-	-	-	-	-	-	-	-	-	-
Building Rentals	$ 3,161,692	127,410	131,230	135,170	139,220	143,400	147,700	152,130	156,700	161,400	166,240	171,230	176,370
Investment Earnings	$ 5,616,700	223,600	233,400	243,600	254,300	265,300	276,800	288,800	301,200	314,200	327,600	341,600	356,100
Financing													
(2) Tax Increment Revenue Bonds, Series 2026	$ 32,300,000	-	-	-	-	-	-	-	-	-	-	-	-
(3) Tax Increment Revenue Bonds, Series 2028	$ 32,300,000	-	-	-	-	-	-	-	-	-	-	-	-
Total Forecasted Revenues	**$ 447,995,385**	**$ 15,252,840**	**$ 15,921,798**	**$ 16,617,489**	**$ 17,341,052**	**$ 18,093,398**	**$ 18,875,850**	**$ 19,689,599**	**$ 20,535,780**	**$ 21,415,860**	**$ 22,330,975**	**$ 23,282,714**	**$ 24,272,414**
Total Sources	**$ 483,236,092**	**$ 15,252,840**	**$ 15,921,798**	**$ 16,617,489**	**$ 17,341,052**	**$ 18,093,398**	**$ 18,875,850**	**$ 19,689,599**	**$ 20,535,780**	**$ 21,415,860**	**$ 22,330,975**	**$ 23,282,714**	**$ 24,272,414**
Use (Expenditures)													
Expenditures													
Operations													
Dedicated Personnel Allocation (City staff)	$ 23,263,526	$ 919,118	$ 965,074	$ 1,013,328	$ 1,063,994	$ 1,117,194	$ 1,173,054	$ 1,231,707	$ 1,293,292	$ 1,357,957	$ 1,425,855	$ 1,497,148	$ 1,572,005
City Administrative Cost Allocation	$ 6,923,000	273,500	287,200	301,600	316,700	332,500	349,100	366,600	384,900	404,100	424,300	445,500	467,800
Tax Increment Split with Developers	$ 7,800,000	453,588	472,143	491,440	511,509	532,380	554,087	554,784	-	-	-	-	-
Miscellaneous Operating Expense	$ 27,240,457	1,087,640	1,135,660	1,176,420	1,223,480	1,277,410	1,323,330	1,376,240	1,436,780	1,488,530	1,548,080	1,616,000	1,674,410
Subtotal - Operations	***$ 65,226,983***	***$ 2,733,846***	***$ 2,860,077***	***$ 2,982,788***	***$ 3,115,683***	***$ 3,259,484***	***$ 3,399,571***	***$ 3,529,331***	***$ 3,114,972***	***$ 3,250,587***	***$ 3,398,235***	***$ 3,558,648***	***$ 3,714,215***

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Summary Statement by Project (1),(5)

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Debt Service													
City Loan (790/800 Hammondville Rd; Base Payment)	**$ 180,392**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Loan (790/800 Hammondville Rd; Add'l Payment)	**$ 25,000**	-	-	-	-	-	-	-	-	-	-	-	-
City Loan (790/800 Hammondville Rd; Prepayment)	**$ 305,000**	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2022	**$ 16,361,000**	-	-	-	-	-	-	-	-	-	-	-	-
(2),(5) Tax Increment Revenue Bonds, Series 2026													
Costs of Issuance	**$ 375,000**	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	**$ 67,331,075**	3,032,850	3,036,600	3,036,100	3,036,350	3,037,100	3,033,200	3,033,525	3,032,525	3,034,925	3,035,175	3,033,000	3,033,125
(3),(5) Tax Increment Revenue Bonds, Series 2028													
Costs of Issuance	**$ 375,000**	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service	**$ 66,559,175**	3,706,650	3,706,400	3,711,150	3,710,400	3,709,150	3,707,150	3,709,150	3,711,200	3,710,000	3,710,275	3,706,475	3,708,325
Subtotal - Debt Service	***$ 151,511,642***	***$ 6,739,500***	***$ 6,743,000***	***$ 6,747,250***	***$ 6,746,750***	***$ 6,746,250***	***$ 6,740,350***	***$ 6,742,675***	***$ 6,743,725***	***$ 6,744,925***	***$ 6,745,450***	***$ 6,739,475***	***$ 6,741,450***
Redevelopment Area Investment													
Downtown Public/Private Development Agreement	**$ 92,836,881**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Infrastructure and Streetscape Initiatives	**$ 6,781,066**	-	-	-	-	-	-	-	-	-	-	-	-
Vertical Project Development and Assistance	**$ 19,324,591**	768,100	791,100	814,800	839,300	864,400	890,300	917,000	944,600	972,900	1,002,100	1,032,200	1,063,200
Redevelopment Initiatives	**$ 13,459,185**	522,400	538,000	554,200	570,800	588,000	605,600	623,800	642,600	661,800	681,600	702,000	723,000
Area Stabilization	**$ 15,570,156**	618,500	637,100	656,200	675,900	696,200	717,100	738,600	760,700	783,600	807,100	831,300	856,300
Property Acquisition	**$ 70,618,552**	1,512,294	1,983,621	2,482,251	3,001,219	3,535,964	4,107,729	4,710,493	5,888,683	6,548,348	7,229,090	7,937,591	8,678,349
Consultants and Professional/Design Services	**$ 9,495,830**	358,200	368,900	380,000	391,400	403,100	415,200	427,700	440,500	453,700	467,400	481,500	495,900
Subtotal - Redevelopment Area Investment	***$ 228,086,261***	***$ 3,779,494***	***$ 4,318,721***	***$ 4,887,451***	***$ 5,478,619***	***$ 6,087,664***	***$ 6,735,929***	***$ 7,417,593***	***$ 8,677,083***	***$ 9,420,348***	***$ 10,187,290***	***$ 10,984,591***	***$ 11,816,749***
Total Forecasted Expenditures	**$ 444,824,886**	**$ 13,252,840**	**$ 13,921,798**	**$ 14,617,489**	**$ 15,341,052**	**$ 16,093,398**	**$ 16,875,850**	**$ 17,689,599**	**$ 18,535,780**	**$ 19,415,860**	**$ 20,330,975**	**$ 21,282,714**	**$ 22,272,414**
Reserve													
Redevelopment Project Reserve	**$ 38,411,206**	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000
Total Forecasted Reserves	**$ 38,411,206**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**
Total Uses	**$ 483,236,092**	**$ 15,252,840**	**$ 15,921,798**	**$ 16,617,489**	**$ 17,341,052**	**$ 18,093,398**	**$ 18,875,850**	**$ 19,689,599**	**$ 20,535,780**	**$ 21,415,860**	**$ 22,330,975**	**$ 23,282,714**	**$ 24,272,414**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Downtown Public/Private Development Agreement* Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Intergovernmental Funding														
Taxing Authorities Interlocal (Approved Projects)	**$ 1,500,000**	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Financing														
Tax Increment Revenue Bonds, Series 2026	**$ 31,925,000**	-	31,925,000	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2028	**$ 31,925,000**	-	-	-	31,925,000	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance														
Northwest District CRA Trust Fund	**$ 18,286,881**	18,286,881	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal (Approved Projects)	**$ 9,200,000**	9,200,000	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 92,836,881**	**$ 28,986,881**	**$ 31,925,000**	**$ -**	**$ 31,925,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Use (Expenses)														
Downtown Public/Private Development Agreement														
Downtown District Infrastructure														
(1) CRA Bond/CRA General Fund Contribution	**$ 66,789,301**	$ 5,939,301	$ 28,925,000	$ -	$ 31,925,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxing Authorities Interlocal Agreement	**$ 650,000**	650,000	-	-	-	-	-	-	-	-	-	-	-	-
	$ 67,439,301	**$ 6,589,301**	**$ 28,925,000**	**$ -**	**$ 31,925,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Downtown District Land Acquisition														
CRA Bond/CRA General Fund Contribution	**$ 15,047,580**	$ 12,047,580	$ 3,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Downtown District Demolition Services	**$ 300,000**	300,000	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal Agreement	**$ 10,050,000**	10,050,000	-	-	-	-	-	-	-	-	-	-	-	-
	$ 25,397,580	**$ 22,397,580**	**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Downtown District Public Parking	**$ -**	-	-	-	-	-	-	-	-	-	-	-	-	-
Public/Private Development Agreement Contingency	**$ -**	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Downtown Public/Private Development Agreement	**$ 92,836,881**	**$ 28,986,881**	**$ 31,925,000**	**$ -**	**$ 31,925,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Uses	**$ 92,836,881**	**$ 28,986,881**	**$ 31,925,000**	**$ -**	**$ 31,925,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

(1) FY 2024 expenditures, inclusive of Development Fees, totaled $1,314,933 for Downtown Public/Private Development and $423,039 for Downtown District Land Acquisition.

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Downtown Public/Private Development Agreement* Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Intergovernmental Funding													
Taxing Authorities Interlocal (Approved Projects)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Financing													
Tax Increment Revenue Bonds, Series 2026	$ 31,925,000	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2028	$ 31,925,000	-	-	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance													
Northwest District CRA Trust Fund	$ 18,286,881	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal (Approved Projects)	$ 9,200,000	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 92,836,881**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Use (Expenses)													
Downtown Public/Private Development Agreement													
Downtown District Infrastructure													
(1) CRA Bond/CRA General Fund Contribution	$ 66,789,301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxing Authorities Interlocal Agreement	$ 650,000	-	-	-	-	-	-	-	-	-	-	-	-
	$ 67,439,301	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Downtown District Land Acquisition													
CRA Bond/CRA General Fund Contribution	$ 15,047,580	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Downtown District Demolition Services	$ 300,000	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal Agreement	$ 10,050,000	-	-	-	-	-	-	-	-	-	-	-	-
	$ 25,397,580	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Downtown District Public Parking	$ -	-	-	-	-	-	-	-	-	-	-	-	-
Public/Private Development Agreement Contingency	$ -	-	-	-	-	-	-	-	-	-	-	-	-
Total Downtown Public/Private Development Agreement	**$ 92,836,881**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Uses	**$ 92,836,881**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 300,000**	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grant Programs	**$ -**													
Intergovernmental Funding														
Taxing Authorities Interlocal (Approved Projects)	**$ 750,000**	-	750,000	-	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance														
Northwest District CRA Trust Fund	**$ 2,890,373**	2,890,373	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2022	**$ 2,840,693**	2,840,693	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 6,781,066**	**$ 5,731,066**	**$ 1,050,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Use (Expenses)														
Infrastructure and Streetscape Initiatives														
Dixie Highway/Atlantic Boulevard Infrastructure	**$ 4,444,678**	$ 4,444,678	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11 NE 1st St. Building Improvements	**$ 700,000**	700,000	-	-	-	-	-	-	-	-	-	-	-	-
Sonata Infrastructure Improvements	**$ 600,000**	300,000	300,000	-	-	-	-	-	-	-	-	-	-	-
Downtown District Infrastructure	**$ 170,625**	170,625	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure/Streetscape Improvements	**$ 115,763**	115,763	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal	**$ 750,000**	-	750,000	-	-	-	-	-	-	-	-	-	-	-
Total Uses	**$ 6,781,066**	**$ 5,731,066**	**$ 1,050,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Tax Increment Revenue (TIR) Allocation	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grant Programs	$ -												
Intergovernmental Funding													
Taxing Authorities Interlocal (Approved Projects)	$ 750,000	-	-	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance													
Northwest District CRA Trust Fund	$ 2,890,373	-	-	-	-	-	-	-	-	-	-	-	-
Tax Increment Revenue Bonds, Series 2022	$ 2,840,693	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	$ 6,781,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use (Expenses)													
Infrastructure and Streetscape Initiatives													
Dixie Highway/Atlantic Boulevard Infrastructure	$ 4,444,678	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11 NE 1st St. Building Improvements	$ 700,000	-	-	-	-	-	-	-	-	-	-	-	-
Sonata Infrastructure Improvements	$ 600,000	-	-	-	-	-	-	-	-	-	-	-	-
Downtown District Infrastructure	$ 170,625	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure/Streetscape Improvements	$ 115,763	-	-	-	-	-	-	-	-	-	-	-	-
Taxing Authorities Interlocal	$ 750,000	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	$ 6,781,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Vertical Project Development/Assistance* Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 16,126,208**	$ 657,756	$ 449,336	$ 462,755	$ 476,693	$ 490,948	$ 505,620	$ 520,800	$ 536,500	$ 552,600	$ 569,200	$ 586,300	$ 603,900	$ 622,000
Miscellaneous						-	-	-	-	-	-	-	-	-
Building Rentals (731 MLK Blvd)	**$ 2,242,330**	61,244	63,360	65,261	67,219	69,236	71,310	73,450	75,650	77,920	80,260	82,670	85,150	87,700
Building Rentals (35 N. Dixie Hwy)	**$ 919,362**	24,000	26,004	26,784	27,588	28,416	29,270	30,150	31,050	31,980	32,940	33,930	34,950	36,000
Carryforward Fund Balance	**$ 36,691**	36,691	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 19,324,591**	**$ 779,691**	**$ 538,700**	**$ 554,800**	**$ 571,500**	**$ 588,600**	**$ 606,200**	**$ 624,400**	**$ 643,200**	**$ 662,500**	**$ 682,400**	**$ 702,900**	**$ 724,000**	**$ 745,700**
Use (Expenses)														
Project Development and Assistance														
Tenant Improvements	**$ 207,016**	$ 207,016	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CRA Building Maintenance	**$ 9,145,153**	279,653	257,500	265,200	273,200	281,400	289,800	298,500	307,500	316,700	326,200	336,000	346,100	356,500
Rentals & Leases	**$ 9,972,422**	293,022	281,200	289,600	298,300	307,200	316,400	325,900	335,700	345,800	356,200	366,900	377,900	389,200
Total Uses	**$ 19,324,591**	**$ 779,691**	**$ 538,700**	**$ 554,800**	**$ 571,500**	**$ 588,600**	**$ 606,200**	**$ 624,400**	**$ 643,200**	**$ 662,500**	**$ 682,400**	**$ 702,900**	**$ 724,000**	**$ 745,700**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Vertical Project Development/Assistance* Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	$ 16,126,208	$ 640,690	$ 659,870	$ 679,630	$ 700,080	$ 721,000	$ 742,600
Miscellaneous		-	-	-	-	-	-
Building Rentals (731 MLK Blvd)	$ 2,242,330	90,330	93,040	95,830	98,700	101,660	104,710
Building Rentals (35 N. Dixie Hwy)	$ 919,362	37,080	38,190	39,340	40,520	41,740	42,990
Carryforward Fund Balance	$ 36,691	-	-	-	-	-	-
Total Sources	$ 19,324,591	$ 768,100	$ 791,100	$ 814,800	$ 839,300	$ 864,400	$ 890,300
Use (Expenses)							
Project Development and Assistance							
Tenant Improvements	$ 207,016	$ -	$ -	$ -	$ -	$ -	$ -
CRA Building Maintenance	$ 9,145,153	367,200	378,200	389,500	401,200	413,200	425,600
Rentals & Leases	$ 9,972,422	400,900	412,900	425,300	438,100	451,200	464,700
Total Uses	$ 19,324,591	$ 768,100	$ 791,100	$ 814,800	$ 839,300	$ 864,400	$ 890,300
Surplus/(Deficit)	-	-	-	-	-	-	-

	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	$ 764,870	$ 787,900	$ 811,500	$ 835,860	$ 860,970	$ 886,830
Miscellaneous	-	-	-	-	-	-
Building Rentals (731 MLK Blvd)	107,850	111,090	114,420	117,850	121,390	125,030
Building Rentals (35 N. Dixie Hwy)	44,280	45,610	46,980	48,390	49,840	51,340
Carryforward Fund Balance	-	-	-	-	-	-
Total Sources	$ 917,000	$ 944,600	$ 972,900	$ 1,002,100	$ 1,032,200	$ 1,063,200
Use (Expenses)						
Project Development and Assistance						
Tenant Improvements	$ -	$ -	$ -	$ -	$ -	$ -
CRA Building Maintenance	438,400	451,600	465,100	479,100	493,500	508,300
Rentals & Leases	478,600	493,000	507,800	523,000	538,700	554,900
Total Uses	$ 917,000	$ 944,600	$ 972,900	$ 1,002,100	$ 1,032,200	$ 1,063,200
Surplus/(Deficit)	-	-	-	-	-	-

04/24/2025

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Redevelopment Initiatives* Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 12,951,140**	$ 569,000	$ 396,000	$ 398,000	$ 400,000	$ 400,000	$ 120,740	$ 424,400	$ 437,200	$ 450,400	$ 464,000	$ 478,000	$ 492,400	$ 507,200
Miscellaneous														
Micro-Enterprise Loan Program (repayments)	**$ 12,000**	6,000	4,000	2,000	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance	**$ 496,045**	496,045	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 13,459,185**	**$ 1,071,045**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 120,740**	**$ 424,400**	**$ 437,200**	**$ 450,400**	**$ 464,000**	**$ 478,000**	**$ 492,400**	**$ 507,200**
Use (Expenses)														
Redevelopment Initiatives														
Incentive Programs	**$ 7,043,243**	$ 844,803	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 64,740	$ 212,200	$ 218,600	$ 225,200	$ 232,000	$ 239,000	$ 246,200	$ 253,600
Business Attraction and Development	**$ 40,000**	40,000	-	-	-	-	-	-	-	-	-	-	-	-
(1) Dissemination of Information	**$ 6,375,942**	186,242	200,000	200,000	200,000	200,000	56,000	212,200	218,600	225,200	232,000	239,000	246,200	253,600
Total Uses	**$ 13,459,185**	**$ 1,071,045**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 120,740**	**$ 424,400**	**$ 437,200**	**$ 450,400**	**$ 464,000**	**$ 478,000**	**$ 492,400**	**$ 507,200**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Redevelopment Initiatives* Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Tax Increment Revenue (TIR) Allocation	**$ 12,951,140**	$ 522,400	$ 538,000	$ 554,200	$ 570,800	$ 588,000	$ 605,600	$ 623,800	$ 642,600	$ 661,800	$ 681,600	$ 702,000	$ 723,000
Miscellaneous													
Micro-Enterprise Loan Program (repayments)	**$ 12,000**	-	-	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance	**$ 496,045**	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 13,459,185**	**$ 522,400**	**$ 538,000**	**$ 554,200**	**$ 570,800**	**$ 588,000**	**$ 605,600**	**$ 623,800**	**$ 642,600**	**$ 661,800**	**$ 681,600**	**$ 702,000**	**$ 723,000**
Use (Expenses)													
Redevelopment Initiatives													
Incentive Programs	**$ 7,043,243**	$ 261,200	$ 269,000	$ 277,100	$ 285,400	$ 294,000	$ 302,800	$ 311,900	$ 321,300	$ 330,900	$ 340,800	$ 351,000	$ 361,500
Business Attraction and Development	**$ 40,000**	-	-	-	-	-	-	-	-	-	-	-	-
(1) Dissemination of Information	**$ 6,375,942**	261,200	269,000	277,100	285,400	294,000	302,800	311,900	321,300	330,900	340,800	351,000	361,500
Total Uses	**$ 13,459,185**	**$ 522,400**	**$ 538,000**	**$ 554,200**	**$ 570,800**	**$ 588,000**	**$ 605,600**	**$ 623,800**	**$ 642,600**	**$ 661,800**	**$ 681,600**	**$ 702,000**	**$ 723,000**
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Area Stabilization*
Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 15,426,300**	$ 479,000	$ 439,800	$ 450,900	$ 462,300	$ 474,100	$ 488,300	$ 502,900	$ 518,000	$ 533,500	$ 549,500	$ 566,000	$ 583,000	$ 600,400
Carryforward Fund Balance	**$ 143,856**	143,856	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 15,570,156**	**$ 622,856**	**$ 439,800**	**$ 450,900**	**$ 462,300**	**$ 474,100**	**$ 488,300**	**$ 502,900**	**$ 518,000**	**$ 533,500**	**$ 549,500**	**$ 566,000**	**$ 583,000**	**$ 600,400**
Use (Expenses)														
Area Stabilization														
(1) Redevelopment Ambassadors	**$ 13,213,054**	$ 481,454	$ 369,800	$ 380,900	$ 392,300	$ 404,100	$ 416,200	$ 428,700	$ 441,600	$ 454,800	$ 468,400	$ 482,500	$ 497,000	$ 511,900
Additional Safety/Security	**$ 1,703,302**	121,402	50,000	50,000	50,000	50,000	51,500	53,000	54,600	56,200	57,900	59,600	61,400	63,200
Emergency Rehabilitation of Housing Stock	**$ 653,800**	20,000	20,000	20,000	20,000	20,000	20,600	21,200	21,800	22,500	23,200	23,900	24,600	25,300
Total Uses	**$ 15,570,156**	**$ 622,856**	**$ 439,800**	**$ 450,900**	**$ 462,300**	**$ 474,100**	**$ 488,300**	**$ 502,900**	**$ 518,000**	**$ 533,500**	**$ 549,500**	**$ 566,000**	**$ 583,000**	**$ 600,400**
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Area Stabilization*
Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Tax Increment Revenue (TIR) Allocation	$ 15,426,300	$ 618,500	$ 637,100	$ 656,200	$ 675,900	$ 696,200	$ 717,100	$ 738,600	$ 760,700	$ 783,600	$ 807,100	$ 831,300	$ 856,300
Carryforward Fund Balance	$ 143,856	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	$ 15,570,156	$ 618,500	$ 637,100	$ 656,200	$ 675,900	$ 696,200	$ 717,100	$ 738,600	$ 760,700	$ 783,600	$ 807,100	$ 831,300	$ 856,300
Use (Expenses)													
Area Stabilization													
(1) Redevelopment Ambassadors	$ 13,213,054	$ 527,300	$ 543,100	$ 559,400	$ 576,200	$ 593,500	$ 611,300	$ 629,600	$ 648,500	$ 668,000	$ 688,000	$ 708,600	$ 729,900
Additional Safety/Security	$ 1,703,302	65,100	67,100	69,100	71,200	73,300	75,500	77,800	80,100	82,500	85,000	87,600	90,200
Emergency Rehabilitation of Housing Stock	$ 653,800	26,100	26,900	27,700	28,500	29,400	30,300	31,200	32,100	33,100	34,100	35,100	36,200
Total Uses	$ 15,570,156	$ 618,500	$ 637,100	$ 656,200	$ 675,900	$ 696,200	$ 717,100	$ 738,600	$ 760,700	$ 783,600	$ 807,100	$ 831,300	$ 856,300
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Property Acquisition*

Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 69,427,614**	$ 1,087,860	$ 1,948,242	$ 1,117,736	$ 1,382,762	$ 557,511	$ 473,700	$ 535,156	$ 743,649	$ 873,945	$ 766,536	$ 677,092	$ 601,172	$ 1,046,621
Carryforward Fund Balance	**$ 1,190,938**	1,190,938	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 70,618,552**	**$ 2,278,798**	**$ 1,948,242**	**$ 1,117,736**	**$ 1,382,762**	**$ 557,511**	**$ 473,700**	**$ 535,156**	**$ 743,649**	**$ 873,945**	**$ 766,536**	**$ 677,092**	**$ 601,172**	**$ 1,046,621**
Use (Expenses)														
Property Acquisition														
Property Maintenance/Special Services	**$ 14,929,736**	$ 440,136	$ 420,900	$ 433,500	$ 446,500	$ 459,900	$ 473,700	$ 487,900	$ 502,500	$ 517,600	$ 533,100	$ 549,100	$ 565,600	$ 582,600
Property Acquisition	**$ 55,688,816**	1,838,662	1,527,342	684,236	936,262	97,611	-	47,256	241,149	356,345	233,436	127,992	35,572	464,021
Total Uses	**$ 70,618,552**	**$ 2,278,798**	**$ 1,948,242**	**$ 1,117,736**	**$ 1,382,762**	**$ 557,511**	**$ 473,700**	**$ 535,156**	**$ 743,649**	**$ 873,945**	**$ 766,536**	**$ 677,092**	**$ 601,172**	**$ 1,046,621**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - *Property Acquisition*
Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Tax Increment Revenue (TIR) Allocation	**$ 69,427,614**	$ 1,512,294	$ 1,983,621	$ 2,482,251	$ 3,001,219	$ 3,535,964	$ 4,107,729	$ 4,710,493	$ 5,888,683	$ 6,548,348	$ 7,229,090	$ 7,937,591	$ 8,678,349
Carryforward Fund Balance	**$ 1,190,938**	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 70,618,552**	**$ 1,512,294**	**$ 1,983,621**	**$ 2,482,251**	**$ 3,001,219**	**$ 3,535,964**	**$ 4,107,729**	**$ 4,710,493**	**$ 5,888,683**	**$ 6,548,348**	**$ 7,229,090**	**$ 7,937,591**	**$ 8,678,349**
Use (Expenses)													
Property Acquisition													
Property Maintenance/Special Services	**$ 14,929,736**	$ 600,100	$ 618,100	$ 636,600	$ 655,700	$ 675,400	$ 695,700	$ 716,600	$ 738,100	$ 760,200	$ 783,000	$ 806,500	$ 830,700
Property Acquisition	**$ 55,688,816**	912,194	1,365,521	1,845,651	2,345,519	2,860,564	3,412,029	3,993,893	5,150,583	5,788,148	6,446,090	7,131,091	7,847,649
Total Uses	**$ 70,618,552**	**$ 1,512,294**	**$ 1,983,621**	**$ 2,482,251**	**$ 3,001,219**	**$ 3,535,964**	**$ 4,107,729**	**$ 4,710,493**	**$ 5,888,683**	**$ 6,548,348**	**$ 7,229,090**	**$ 7,937,591**	**$ 8,678,349**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Consultants/Professional/Design Services

Project Listing

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Source (Revenue)														
Tax Increment Revenue (TIR) Allocation	**$ 9,340,600**	$ 420,000	$ 465,500	$ 316,000	$ 266,500	$ 274,500	$ 282,700	$ 291,200	$ 300,000	$ 309,000	$ 318,300	$ 327,900	$ 337,700	$ 347,800
Carryforward Fund Balance	**$ 155,230**	155,230	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	**$ 9,495,830**	**$ 575,230**	**$ 465,500**	**$ 316,000**	**$ 266,500**	**$ 274,500**	**$ 282,700**	**$ 291,200**	**$ 300,000**	**$ 309,000**	**$ 318,300**	**$ 327,900**	**$ 337,700**	**$ 347,800**
Use (Expenses)														
Consultants and Professional/Design Services														
Demolition Services	**$ 373,200**	$ 20,000	$ 10,300	$ 10,600	$ 10,900	$ 11,200	$ 11,500	$ 11,800	$ 12,200	$ 12,600	$ 13,000	$ 13,400	$ 13,800	$ 14,200
(1) Consultants	**$ 8,934,830**	550,230	450,000	300,000	250,000	257,500	265,200	273,200	281,400	289,800	298,500	307,500	316,700	326,200
Professional Fees (Investment Advisor)	**$ 187,800**	5,000	5,200	5,400	5,600	5,800	6,000	6,200	6,400	6,600	6,800	7,000	7,200	7,400
Total Uses	**$ 9,495,830**	**$ 575,230**	**$ 465,500**	**$ 316,000**	**$ 266,500**	**$ 274,500**	**$ 282,700**	**$ 291,200**	**$ 300,000**	**$ 309,000**	**$ 318,300**	**$ 327,900**	**$ 337,700**	**$ 347,800**
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Consultants/Professional/Design Services

Project Listing

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Source (Revenue)													
Tax Increment Revenue (TIR) Allocation	$ 9,340,600	$ 358,200	$ 368,900	$ 380,000	$ 391,400	$ 403,100	$ 415,200	$ 427,700	$ 440,500	$ 453,700	$ 467,400	$ 481,500	$ 495,900
Carryforward Fund Balance	$ 155,230	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources	$ 9,495,830	$ 358,200	$ 368,900	$ 380,000	$ 391,400	$ 403,100	$ 415,200	$ 427,700	$ 440,500	$ 453,700	$ 467,400	$ 481,500	$ 495,900
Use (Expenses)													
Consultants and Professional/Design Services													
Demolition Services	$ 373,200	$ 14,600	$ 15,000	$ 15,500	$ 16,000	$ 16,500	$ 17,000	$ 17,500	$ 18,000	$ 18,500	$ 19,100	$ 19,700	$ 20,300
(1) Consultants	$ 8,934,830	336,000	346,100	356,500	367,200	378,200	389,500	401,200	413,200	425,600	438,400	451,600	465,100
Professional Fees (Investment Advisor)	$ 187,800	7,600	7,800	8,000	8,200	8,400	8,700	9,000	9,300	9,600	9,900	10,200	10,500
Total Uses	$ 9,495,830	$ 358,200	$ 368,900	$ 380,000	$ 391,400	$ 403,100	$ 415,200	$ 427,700	$ 440,500	$ 453,700	$ 467,400	$ 481,500	$ 495,900
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-	-	-

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Miscellaneous Operating Expenditures

	Total	Current FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036	Forecasted FY 2037
Special Legal Fees	**$ 7,288,140**	$ 175,000	$ 182,000	$ 189,280	$ 196,850	$ 204,720	$ 212,910	$ 221,430	$ 230,290	$ 239,500	$ 249,080	$ 259,040	$ 269,400	$ 280,180
Accounting & Auditing	**$ 350,160**	8,400	8,740	9,090	9,450	9,830	10,220	10,630	11,060	11,500	11,960	12,440	12,940	13,460
Travel and Training	**$ 624,320**	15,000	15,600	16,220	16,870	17,540	18,240	18,970	19,730	20,520	21,340	22,190	23,080	24,000
Postage	**$ 27,310**	650	680	710	740	770	800	830	860	890	930	970	1,010	1,050
Water and Sewer	**$ 832,640**	20,000	20,800	21,630	22,500	23,400	24,340	25,310	26,320	27,370	28,460	29,600	30,780	32,010
Insurance Premiums	**$ 3,539,770**	85,000	88,400	91,940	95,620	99,440	103,420	107,560	111,860	116,330	120,980	125,820	130,850	136,080
Advertising	**$ 208,100**	5,000	5,200	5,410	5,630	5,860	6,090	6,330	6,580	6,840	7,110	7,390	7,690	8,000
Real Estate Taxes	**$ 1,874,020**	45,000	46,800	48,670	50,620	52,640	54,750	56,940	59,220	61,590	64,050	66,610	69,270	72,040
Credit Card Bank Fees	**$ 41,350**	1,000	1,040	1,080	1,120	1,160	1,210	1,260	1,310	1,360	1,410	1,470	1,530	1,590
Office Supplies	**$ 166,790**	4,000	4,160	4,330	4,500	4,680	4,870	5,060	5,260	5,470	5,690	5,920	6,160	6,410
Phone	**$ 28,408**	678	710	740	770	800	830	860	890	930	970	1,010	1,050	1,090
Minor Equipment	**$ 83,270**	2,000	2,080	2,160	2,250	2,340	2,430	2,530	2,630	2,740	2,850	2,960	3,080	3,200
Computer Equipment	**$ 36,000**	2,000	-	2,500	-	-	3,000	-	-	3,500	-	-	4,000	-
Software Purchases	**$ 41,350**	1,000	1,040	1,080	1,120	1,160	1,210	1,260	1,310	1,360	1,410	1,470	1,530	1,590
Publications	**$ 20,510**	500	520	540	560	580	600	620	640	670	700	730	760	790
Internal Service Fund Charges (City of Pompano Beach)														
Central Services	**$ 3,618,224**	86,874	90,350	93,960	97,720	101,630	105,700	109,930	114,330	118,900	123,660	128,610	133,750	139,100
Central Stores	**$ 48,085**	1,155	1,200	1,250	1,300	1,350	1,400	1,460	1,520	1,580	1,640	1,710	1,780	1,850
Health Insurance Service	**$ 5,633,037**	135,257	140,670	146,300	152,150	158,240	164,570	171,150	178,000	185,120	192,520	200,220	208,230	216,560
Risk Management	**$ 1,028,723**	24,703	25,690	26,720	27,790	28,900	30,060	31,260	32,510	33,810	35,160	36,570	38,030	39,550
Vehicle Insurance	**$ 1,409,465**	33,855	35,210	36,620	38,080	39,600	41,180	42,830	44,540	46,320	48,170	50,100	52,100	54,180
Information Systems	**$ 340,785**	8,195	8,520	8,860	9,210	9,580	9,960	10,360	10,770	11,200	11,650	12,120	12,600	13,100
Total	**$ 27,240,457**	**$ 655,267**	**$ 679,410**	**$ 709,090**	**$ 734,850**	**$ 764,220**	**$ 797,790**	**$ 826,580**	**$ 859,630**	**$ 897,500**	**$ 929,740**	**$ 966,950**	**$ 1,009,620**	**$ 1,045,830**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Miscellaneous Operating Expenditures

	Total	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Special Legal Fees	$ 7,288,140	$ 291,390	$ 303,050	$ 315,170	$ 327,780	$ 340,890	$ 354,530	$ 368,710	$ 383,460	$ 398,800	$ 414,750	$ 431,340	$ 448,590
Accounting & Auditing	$ 350,160	14,000	14,560	15,140	15,750	16,380	17,040	17,720	18,430	19,170	19,940	20,740	21,570
Travel and Training	$ 624,320	24,960	25,960	27,000	28,080	29,200	30,370	31,580	32,840	34,150	35,520	36,940	38,420
Postage	$ 27,310	1,090	1,130	1,180	1,230	1,280	1,330	1,380	1,440	1,500	1,560	1,620	1,680
Water and Sewer	$ 832,640	33,290	34,620	36,000	37,440	38,940	40,500	42,120	43,800	45,550	47,370	49,260	51,230
Insurance Premiums	$ 3,539,770	141,520	147,180	153,070	159,190	165,560	172,180	179,070	186,230	193,680	201,430	209,490	217,870
Advertising	$ 208,100	8,320	8,650	9,000	9,360	9,730	10,120	10,520	10,940	11,380	11,840	12,310	12,800
Real Estate Taxes	$ 1,874,020	74,920	77,920	81,040	84,280	87,650	91,160	94,810	98,600	102,540	106,640	110,910	115,350
Credit Card Bank Fees	$ 41,350	1,650	1,720	1,790	1,860	1,930	2,010	2,090	2,170	2,260	2,350	2,440	2,540
Office Supplies	$ 166,790	6,670	6,940	7,220	7,510	7,810	8,120	8,440	8,780	9,130	9,500	9,880	10,280
Phone	$ 28,408	1,130	1,180	1,230	1,280	1,330	1,380	1,440	1,500	1,560	1,620	1,680	1,750
Minor Equipment	$ 83,270	3,330	3,460	3,600	3,740	3,890	4,050	4,210	4,380	4,560	4,740	4,930	5,130
Computer Equipment	$ 36,000	-	4,500	-	-	5,000	-	-	5,500	-	-	6,000	-
Software Purchases	$ 41,350	1,650	1,720	1,790	1,860	1,930	2,010	2,090	2,170	2,260	2,350	2,440	2,540
Publications	$ 20,510	820	850	880	920	960	1,000	1,040	1,080	1,120	1,160	1,210	1,260
Internal Service Fund Charges (City of Pompano Beach)													
Central Services	$ 3,618,224	144,660	150,450	156,470	162,730	169,240	176,010	183,050	190,370	197,980	205,900	214,140	222,710
Central Stores	$ 48,085	1,920	2,000	2,080	2,160	2,250	2,340	2,430	2,530	2,630	2,740	2,850	2,960
Health Insurance Service	$ 5,633,037	225,220	234,230	243,600	253,340	263,470	274,010	284,970	296,370	308,220	320,550	333,370	346,700
Risk Management	$ 1,028,723	41,130	42,780	44,490	46,270	48,120	50,040	52,040	54,120	56,280	58,530	60,870	63,300
Vehicle Insurance	$ 1,409,465	56,350	58,600	60,940	63,380	65,920	68,560	71,300	74,150	77,120	80,200	83,410	86,750
Information Systems	$ 340,785	13,620	14,160	14,730	15,320	15,930	16,570	17,230	17,920	18,640	19,390	20,170	20,980
Total	**$ 27,240,457**	**$ 1,087,640**	**$ 1,135,660**	**$ 1,176,420**	**$ 1,223,480**	**$ 1,277,410**	**$ 1,323,330**	**$ 1,376,240**	**$ 1,436,780**	**$ 1,488,530**	**$ 1,548,080**	**$ 1,616,000**	**$ 1,674,410**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Tax Increment Revenue Forecast

	Final FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036
City of Pompano Beach (Contributing Authority)												
Actual Growth/Assumed Growth	12.94%	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Existing Value:	$1,899,018,400	$1,993,969,320	$2,136,128,093	$2,221,573,217	$2,310,436,145	$2,402,853,591	$2,498,967,735	$2,598,926,444	$2,702,883,502	$2,810,998,842	$2,923,438,796	$3,040,376,347
New Construction:												
Old Town Square	-	60,000,000	-	-	-	-	-	-	-	-	-	-
Taxable Value	$1,899,018,400	$2,053,969,320	$2,136,128,093	$2,221,573,217	$2,310,436,145	$2,402,853,591	$2,498,967,735	$2,598,926,444	$2,702,883,502	$2,810,998,842	$2,923,438,796	$3,040,376,347
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	$1,601,630,379	$1,756,581,299	$1,838,740,072	$1,924,185,196	$2,013,048,124	$2,105,465,570	$2,201,579,714	$2,301,538,423	$2,405,495,481	$2,513,610,821	$2,626,050,775	$2,742,988,326
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	$ 8,399,430	$ 9,212,039	$ 9,642,905	$ 10,091,004	$ 10,557,028	$ 11,041,693	$ 11,545,744	$ 12,069,958	$ 12,615,140	$ 13,182,129	$ 13,771,798	$ 14,385,054
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 7,979,459**	**$ 8,751,437**	**$ 9,160,759**	**$ 9,586,454**	**$ 10,029,177**	**$ 10,489,608**	**$ 10,968,457**	**$ 11,466,460**	**$ 11,984,383**	**$ 12,523,023**	**$ 13,083,208**	**$ 13,665,801**
Total Incremental Revenue	**$ 7,979,459**	**$ 8,751,437**	**$ 9,160,759**	**$ 9,586,454**	**$ 10,029,177**	**$ 10,489,608**	**$ 10,968,457**	**$ 11,466,460**	**$ 11,984,383**	**$ 12,523,023**	**$ 13,083,208**	**$ 13,665,801**

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Tax Increment Revenue Forecast

	Forecasted FY 2037	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
City of Pompano Beach (Contributing Autho													
Actual Growth/Assumed Growth	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Existing Value:	$3,161,991,401	$3,288,471,057	$3,420,009,900	$3,556,810,296	$3,699,082,707	$3,847,046,016	$4,000,927,856	$4,160,964,971	$4,327,403,569	$4,500,499,712	$4,680,519,701	$4,867,740,489	$5,062,450,108
New Construction:													
Old Town Square	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxable Value	$3,161,991,401	$3,288,471,057	$3,420,009,900	$3,556,810,296	$3,699,082,707	$3,847,046,016	$4,000,927,856	$4,160,964,971	$4,327,403,569	$4,500,499,712	$4,680,519,701	$4,867,740,489	$5,062,450,108
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	$2,864,603,380	$2,991,083,036	$3,122,621,879	$3,259,422,275	$3,401,694,686	$3,549,657,995	$3,703,539,835	$3,863,576,950	$4,030,015,548	$4,203,111,691	$4,383,131,680	$4,570,352,468	$4,765,062,087
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	$ 15,022,840	$ 15,686,137	$ 16,375,966	$ 17,093,388	$ 17,839,507	$ 18,615,471	$ 19,422,474	$ 20,261,757	$ 21,134,611	$ 22,042,379	$ 22,986,457	$ 23,968,299	$ 24,989,415
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 14,271,698**	**$ 14,901,830**	**$ 15,557,168**	**$ 16,238,719**	**$ 16,947,532**	**$ 17,684,698**	**$ 18,451,350**	**$ 19,248,669**	**$ 20,077,880**	**$ 20,940,260**	**$ 21,837,135**	**$ 22,769,884**	**$ 23,739,944**
Total Incremental Revenue	**$ 14,271,698**	**$ 14,901,830**	**$ 15,557,168**	**$ 16,238,719**	**$ 16,947,532**	**$ 17,684,698**	**$ 18,451,350**	**$ 19,248,669**	**$ 20,077,880**	**$ 20,940,260**	**$ 21,837,135**	**$ 22,769,884**	**$ 23,739,944**

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Developer TIF Forecast (1),(2)

	BASE FY 2020	Estimate FY 2025	Forecasted FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031	Forecasted FY 2032	Forecasted FY 2033	Forecasted FY 2034	Forecasted FY 2035	Forecasted FY 2036
Old Town Square LLC													
Actual Growth/Assumed Growth			5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Existing Value:	$ 934,320	$ 1,157,835	$ 1,215,727	$ 63,664,356	$ 66,210,930	$ 68,859,367	$ 71,613,742	$ 74,478,292	$ 77,457,423	$ 80,555,720	$ 83,777,949	$ 87,129,067	$ 90,614,230
New Construction:													
(3) **Old Town Square (mixed-use)**	-	-	60,000,000	-	-	-	-	-	-	-	-	-	-
Taxable Value	$ 934,320	$ 1,157,835	$ 61,215,727	$ 63,664,356	$ 66,210,930	$ 68,859,367	$ 71,613,742	$ 74,478,292	$ 77,457,423	$ 80,555,720	$ 83,777,949	$ 87,129,067	$ 90,614,230
Contributing Taxing Authority Millage Rates													
City of Pompano Beach	5.1875	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
North Broward Hospital District	1.0324												
Children's Services Council	0.4882												
Broward County	5.4878												
	12.1959	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	$ 11,395	$ 6,072	$ 321,034	$ 333,875	$ 347,230	$ 361,119	$ 375,564	$ 390,587	$ 406,210	$ 422,458	$ 439,357	$ 456,931	$ 475,208
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Base Year Payment	**$ 10,825**												
CRA Taxes Received		$ 5,768	$ 304,982	$ 317,181	$ 329,868	$ 343,063	$ 356,786	$ 371,057	$ 385,899	$ 401,335	$ 417,389	$ 434,084	$ 451,448
Base Year Payment		(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)
Net Payment		$ (5,057)	$ 294,157	$ 306,356	$ 319,043	$ 332,238	$ 345,961	$ 360,232	$ 375,074	$ 390,510	$ 406,564	$ 423,259	$ 440,623
Old Town Square Payment Factor		95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Calculated Payment to Old Town Square		**N/A**	**$ 279,450**	**$ 291,039**	**$ 303,091**	**$ 315,627**	**$ 328,663**	**$ 342,221**	**$ 356,321**	**$ 370,985**	**$ 386,236**	**$ 402,097**	**$ 418,592**
Cumulative Payment to Old Town Square		**N/A**	**$ 279,450**	**$ 570,489**	**$ 873,580**	**$ 1,189,207**	**$ 1,517,870**	**$ 1,860,091**	**$ 2,216,412**	**$ 2,587,397**	**$ 2,973,633**	**$ 3,375,730**	**$ 3,794,322**
Capped Payment to Old Town Square		**N/A**	**$ 279,450**	**$ 291,039**	**$ 303,091**	**$ 315,627**	**$ 328,663**	**$ 342,221**	**$ 356,321**	**$ 370,985**	**$ 386,236**	**$ 402,097**	**$ 418,592**

Notes:

(1) TIF structure based on the Development and Tax Increment Financing Agreement dated October 2019.
(2) Property Folios were consolidated from 7 distinct accounts to 1 account starting in tax year 2020.
(3) New Construction valuation based on TIF Projections provided by the Developer.

Pompano Beach Community Redevelopment Agency

Northwest District

Long-Range Forecast

Supporting Schedule - Developer TIF Forecast (1),(2)

	BASE FY 2020	Forecasted FY 2037	Forecasted FY 2038	Forecasted FY 2039	Forecasted FY 2040	Forecasted FY 2041	Forecasted FY 2042	Forecasted FY 2043	Forecasted FY 2044	Forecasted FY 2045	Forecasted FY 2046	Forecasted FY 2047	Forecasted FY 2048	Sunset Forecasted FY 2049
Old Town Square LLC														
Actual Growth/Assumed Growth		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Existing Value:	$ 934,320	$ 94,238,799	$ 98,008,351	$ 101,928,685	$ 106,005,832	$ 110,246,066	$ 114,655,908	$ 119,242,144	$ 124,011,830	$ 128,972,303	$ 134,131,196	$ 139,496,443	$ 145,076,301	$ 150,879,353
New Construction:														
(3) **Old Town Square (mixed-use)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxable Value	$ 934,320	$ 94,238,799	$ 98,008,351	$ 101,928,685	$ 106,005,832	$ 110,246,066	$ 114,655,908	$ 119,242,144	$ 124,011,830	$ 128,972,303	$ 134,131,196	$ 139,496,443	$ 145,076,301	$ 150,879,353
Contributing Taxing Authority Millage Rates														
City of Pompano Beach	5.1875	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
North Broward Hospital District	1.0324													
Children's Services Council	0.4882													
Broward County	5.4878													
	12.1959	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	$ 11,395	$ 494,217	$ 513,985	$ 534,545	$ 555,926	$ 578,163	$ 601,290	$ 625,342	$ 650,355	$ 676,369	$ 703,424	$ 731,561	$ 760,824	$ 791,257
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Base Year Payment	**$ 10,825**													
CRA Taxes Received		$ 469,506	$ 488,286	$ 507,817	$ 528,130	$ 549,255	$ 571,225	$ 594,074	$ 617,837	$ 642,551	$ 668,253	$ 694,983	$ 722,782	$ 751,694
Base Year Payment		(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)	(10,825)
Net Payment		$ 458,681	$ 477,461	$ 496,992	$ 517,305	$ 538,430	$ 560,400	$ 583,249	$ 607,012	$ 631,726	$ 657,428	$ 684,158	$ 711,957	$ 740,869
Old Town Square Payment Factor		95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Calculated Payment to Old Town Square		**$ 435,747**	**$ 453,588**	**$ 472,143**	**$ 491,440**	**$ 511,509**	**$ 532,380**	**$ 554,087**	**$ 576,662**	**$ 600,140**	**$ 624,557**	**$ 649,951**	**$ 676,360**	**$ 703,826**
Cumulative Payment to Old Town Square		**$ 4,230,069**	**$ 4,683,657**	**$ 5,155,800**	**$ 5,647,240**	**$ 6,158,749**	**$ 6,691,129**	**$ 7,245,216**	**$ 7,800,000**	**$ 7,800,000**	**$ 7,800,000**	**$ 7,800,000**	**$ 7,800,000**	**$ 7,800,000**
Capped Payment to Old Town Square		**$ 435,747**	**$ 453,588**	**$ 472,143**	**$ 491,440**	**$ 511,509**	**$ 532,380**	**$ 554,087**	**$ 554,784**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**