EXHIBIT A

Pompano Beach
Community Redevelopment Agency

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Northwest District

Financing and Implementation Plan

(2026-2030)

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY

"Stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area"

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Summary Statement by Project (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Carryforward						
Carryforward of Project Appropriations	$ 13,986,062	$ 13,986,062				
Total Estimated Carryforward Balances	**$ 13,986,062**	**$ 13,986,062**				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	$ 52,050,284	$ 9,449,549	$ 9,889,286	$ 10,346,613	$ 10,856,067	$ 11,508,769
Intergovernmental						
Taxing Authorities Interlocal (Approved Projects)	$ 750,000	750,000	-	-	-	-
Lands Sale(s)						
Downtown Public/Private Development Agreement	$ 65,425,301	-	6,791,040	31,453,606	10,195,200	16,985,455
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	$ 5,000	3,000	2,000	-	-	-
Building Rentals	$ 436,026	82,127	84,591	87,129	89,743	92,436
Investment Earnings	$ 980,000	200,000	180,000	192,000	198,000	210,000
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	**$ 184,246,611**	**$ 42,784,676**	**$ 16,946,917**	**$ 74,379,348**	**$ 21,339,010**	**$ 28,796,660**
Total Sources	**$ 198,232,673**	**$ 56,770,738**	**$ 16,946,917**	**$ 74,379,348**	**$ 21,339,010**	**$ 28,796,660**
Use (Expenditures)						
Expenditures						
Operations						
(4) Dedicated Personnel Allocation (City staff)	$ 5,134,741	$ 929,455	$ 975,676	$ 1,024,460	$ 1,075,683	$ 1,129,467
City Administrative Cost Allocation	$ 841,500	152,300	159,900	167,900	176,300	185,100
Tax Increment Split with Developers	$ 1,752,583	322,784	336,107	349,962	364,372	379,358
Miscellaneous Operating Expense	$ 4,010,675	739,465	771,560	799,810	831,790	868,050
Subtotal - Operations	***$ 11,739,499***	***$ 2,144,004***	***$ 2,243,243***	***$ 2,342,132***	***$ 2,448,145***	***$ 2,561,975***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	$ 6,296,350	$ 1,260,900	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050
(2) Tax Increment Revenue Bonds, Series 2026						
Costs of Issuance	$ 375,000	375,000	-	-	-	-
Debt Service	$ 9,671,900	-	2,096,100	2,214,850	2,327,350	3,033,600
(3) Tax Increment Revenue Bonds, Series 2028						
Costs of Issuance	$ 375,000	-	-	375,000	-	-
Debt Service	$ 4,896,300	-	-	-	2,447,650	2,448,650
Subtotal - Debt Service	***$ 21,614,550***	***$ 1,635,900***	***$ 3,355,450***	***$ 3,846,900***	***$ 6,034,000***	***$ 6,742,300***
Redevelopment Area Investment						
Downtown Public/Private Development						
Infrastructure	$ 61,793,036	$ 29,868,036	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	$ 13,017,417	13,017,417	-	-	-	-
Public Parking	$ 7,172,573	-	-	7,172,573	-	-
Contingency	$ 10,250,000	-	-	10,250,000	-	-
ILA Rent Payments (Civic Buildings, etc.)	$ 9,696,434	-	-	-	3,232,145	6,464,289
Downtown District Incentive Programs	$ 1,000,000	-	1,000,000	-	-	-
Infrastructure and Streetscape Initiatives	$ 2,359,458	2,359,458	-	-	-	-
Vertical Project Development and Assistance	$ 2,577,623	526,123	490,400	505,100	520,200	535,800
Redevelopment Initiatives	$ 2,100,000	500,000	400,000	400,000	400,000	400,000
Area Stabilization	$ 2,315,400	439,800	450,900	462,300	474,100	488,300
Property Acquisition	$ 8,474,964	4,030,000	1,399,884	1,677,810	859,031	508,239
Consultants and Professional/Design Services	$ 1,489,700	350,000	316,000	266,500	274,500	282,700
Subtotal - Redevelopment Area Investment	***$ 122,246,605***	***$ 51,090,834***	***$ 4,057,184***	***$ 52,659,283***	***$ 5,759,976***	***$ 8,679,328***
Total Forecasted Expenditures	**$ 155,600,654**	**$ 54,870,738**	**$ 9,655,877**	**$ 58,848,315**	**$ 14,242,121**	**$ 17,983,603**

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Summary Statement by Project (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Reserve (5)						
Redevelopment Project Reserve	$ 5,100,000	$ 1,900,000	$ 1,500,000	$ 1,500,000	$ 100,000	$ 100,000
Downtown Public/Private Development Agreement	$ 37,532,019	-	5,791,040	14,031,033	6,996,889	10,713,057
Total Forecasted Reserves	$ 42,632,019	$ 1,900,000	$ 7,291,040	$ 15,531,033	$ 7,096,889	$ 10,813,057
Total Uses	$ 198,232,673	$ 56,770,738	$ 16,946,917	$ 74,379,348	$ 21,339,010	$ 28,796,660
Surplus/(Deficit)	$ -	$ -	$ -	$ -	$ -	$ -

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as well as 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) Represents an allocation of the following staff positions: CRA Director (50%), Redevelopment Project Manager III (50%), Redevelopment Project Manager I (50%), Redevelopment Project Coordinator (50%), Community Development Housing Inspector (25%), Real Property Manager (25%), Department Head Secretary (50%), City Clerk (6%), Service Worker I (100%), Service Workers (3 FTE; 100%), Part-Time Grounds Crew (3 positions; 100%), Part-Time Staff (2 positions; 50%).

(5) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects.

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - *Downtown Public/Private Development* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation						
(4), (5) Public/Private Development Tax Increment (RocaPoint)	**$ 225,725**	$ -	$ -	$ -	$ 33,834	$ 191,891
Intergovernmental Funding						
Taxing Authorities Interlocal (Approved Projects)	**$ 750,000**	750,000	-	-	-	-
Land Sale(s)						
(4), (5) Downtown Public/Private Development Agreement	**$ 65,425,301**	-	6,791,040	31,453,606	10,195,200	16,985,455
(7) **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	**$ 3,811,579**	3,811,579	-	-	-	-
Taxing Authorities Interlocal (Approved Projects)	**$ 6,398,874**	6,398,874	-	-	-	-
Total Sources	**$140,461,479**	**$ 42,885,453**	**$ 6,791,040**	**$ 63,378,606**	**$ 10,229,034**	**$ 17,177,346**
Use (Expenses)						
Downtown Public/Private Development Agreement						
(2) Downtown District Infrastructure						
Tax Increment Revenue Bond Contribution	**$ 56,682,793**	$ 24,757,793	$ -	$ 31,925,000	$ -	$ -
CRA General Fund Contribution	**$ 3,710,243**	3,710,243	-	-	-	-
Taxing Authorities Interlocal Agreement	**$ 1,400,000**	1,400,000	-	-	-	-
	$ 61,793,036	**$ 29,868,036**	**$ -**	**$ 31,925,000**	**$ -**	**$ -**
(3) Downtown District Land Acquisition						
Tax Increment Revenue Bond Contribution	**$ 7,167,207**	$ 7,167,207	$ -	$ -	$ -	$ -
CRA General Fund Contribution	**$ 101,336**	101,336	-	-	-	-
Taxing Authorities Interlocal Agreement	**$ 5,748,874**	5,748,874	-	-	-	-
	$ 13,017,417	**$ 13,017,417**	**$ -**	**$ -**	**$ -**	**$ -**
Downtown District Public Parking						
(6) CRA General Fund Contribution	**$ 7,172,573**	$ -	$ -	$ 7,172,573	$ -	$ -
	$ 7,172,573	**$ -**	**$ -**	**$ 7,172,573**	**$ -**	**$ -**
Public/Private Development Agreement Contingency	**$ 10,250,000**	-	-	10,250,000	-	-
Total Downtown Public/Private Development Agreement	**$ 92,233,026**	**$ 42,885,453**	**$ -**	**$ 49,347,573**	**$ -**	**$ -**
(5) **ILA Rent Payments (Civic Buildings, etc.)**	**$ 9,696,434**	-	-	-	3,232,145	6,464,289

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - *Downtown Public/Private Development* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
(6) **Downtown District Incentive Programs**						
Home Buyer Assistance Programs	**$ 1,000,000**	-	1,000,000	-	-	-
(6) **Reserve**	**$ 37,532,019**	-	5,791,040	14,031,033	6,996,889	10,713,057
Total Uses	**$140,461,479**	**$ 42,885,453**	**$ 6,791,040**	**$ 63,378,606**	**$ 10,229,034**	**$ 17,177,346**
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

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

(2) FY 2024/2025 encumbrances/expenditures, inclusive of Development Fees, are estimated at $3,534,391.

(3) FY 2024/2025 encumbrances/expenditures are estimated at $16,982,593.

(4) Land Sale values are sourced from Attachment No. 6 presented to the CRA Board on April 30, 2025 ("New Downtown Pompano Beach - Sources and Uses Financial Models"). Specifically, the section entitled "Downtown Development - Assumes Only Develop What Own Today (Not developing existing Lakins Center Site) & Self Financed". Please note: tax increment contained herein represents the land sale valuations coming onto the taxroll once ownership shifts from public to private. No vertical construction is forecasted to add to the taxroll during this time period.

(5) ILA Rent Payments are sourced from Attachment No. 6 presented to the CRA Board on April 30, 2025 ("New Downtown Pompano Beach - Sources and Uses Financial Models"). Specifically, the section entitled "Downtown Development - Full Buildout - Original June 2024".

(6) Tax increment and land sale revenue generated from this Public/Private Downtown Development will be utilized as detailed herein and/or reserved until there is a clear and sufficient surplus ILA Rent Payment revenue trend. At that point, remaining Reserve funding will be reprogrammed to eligible redevelopment initiatives.

(7) Included within these figures is $7 million ($3.5 million from each bond series), representing a reimbursement from bond proceeds for previously appropriated initiatives (e.g. Downtown Public/Private Development Agmt), that is allocated towards Downtown District Infrastructure.

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - *Infrastructure and Streetscape Initiatives* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 1,659,458**	$ 1,659,458	$ -	$ -	$ -	$ -
Carryforward Fund Balance						
Northwest District CRA Trust Fund	**$ 700,000**	700,000	-	-	-	-
Total Sources	**$ 2,359,458**	**$ 2,359,458**	**$ -**	**$ -**	**$ -**	**$ -**
Use (Expenses)						
Infrastructure and Streetscape Initiatives						
11 NE 1st St. Building Improvements	**$ 550,000**	$ 550,000	$ -	$ -	$ -	$ -
Sonata Infrastructure Improvements	**$ 300,000**	300,000	-	-	-	-
Infrastructure and Streetscape Improvements	**$ 1,509,458**	1,509,458	-	-	-	-
Total Uses	**$ 2,359,458**	**$ 2,359,458**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**

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
Financing and Implementation Plan
Supporting Schedule - *Vertical Project Development and Assistance* Project Listing (1),(2)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 2,141,597**	$ 443,996	$ 405,809	$ 417,971	$ 430,457	$ 443,364
Miscellaneous						-
Bldg Rentals	**$ 436,026**	82,127	84,591	87,129	89,743	92,436
Carryforward Fund Balance	**$ -**	-	-	-	-	-
Total Sources	**$ 2,577,623**	**$ 526,123**	**$ 490,400**	**$ 505,100**	**$ 520,200**	**$ 535,800**
Use (Expenses)						
Project Development and Assistance						
Tenant Improvements	**$ 50,000**	$ 50,000	$ -	$ -	$ -	$ -
(2) CRA Building Maintenance	**$ 1,592,700**	300,000	309,000	318,300	327,800	337,600
Rentals & Leases	**$ 934,923**	176,123	181,400	186,800	192,400	198,200
Total Uses	**$ 2,577,623**	**$ 526,123**	**$ 490,400**	**$ 505,100**	**$ 520,200**	**$ 535,800**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

(2) Includes buildings and other properties in CRA possession.

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - *Redevelopment Initiatives* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 2,095,000**	$ 497,000	$ 398,000	$ 400,000	$ 400,000	$ 400,000
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 5,000**	3,000	2,000	-	-	-
Carryforward Fund Balance	**$ -**	-	-	-	-	-
Total Sources	**$ 2,100,000**	**$ 500,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**
Use (Expenses)						
Redevelopment Initiatives						
Incentive Programs	**$ 1,200,000**	$ 400,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
(2) Dissemination of Information	**$ 900,000**	100,000	200,000	200,000	200,000	200,000
Total Uses	**$ 2,100,000**	**$ 500,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

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

(2) Authority per FS 163.370(2)(b) which allows CRAs to disseminate slum clearance and Community Redevelopment information.

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - *Area Stabilization* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 2,315,400**	$ 439,800	$ 450,900	$ 462,300	$ 474,100	$ 488,300
Carryforward Fund Balance	**$ -**	-	-	-	-	-
Total Sources	**$ 2,315,400**	**$ 439,800**	**$ 450,900**	**$ 462,300**	**$ 474,100**	**$ 488,300**
Use (Expenses)						
Area Stabilization						
(2) Redevelopment Ambassadors	**$ 1,963,300**	$ 369,800	$ 380,900	$ 392,300	$ 404,100	$ 416,200
Additional Safety/Security	**$ 251,500**	50,000	50,000	50,000	50,000	51,500
Emergency Rehabilitation of Housing Stock	**$ 100,600**	20,000	20,000	20,000	20,000	20,600
Total Uses	**$ 2,315,400**	**$ 439,800**	**$ 450,900**	**$ 462,300**	**$ 474,100**	**$ 488,300**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

(2) Authority per FS 163.370(2)(o) which allows CRAs to develop and implement community policing innovations.

Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

Supporting Schedule - *Property Acquisition* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 5,855,467**	$ 1,410,503	$ 1,399,884	$ 1,677,810	$ 859,031	$ 508,239
Carryforward Fund Balance	**$ 2,619,497**	2,619,497	-	-	-	-
Total Sources	**$ 8,474,964**	**$ 4,030,000**	**$ 1,399,884**	**$ 1,677,810**	**$ 859,031**	**$ 508,239**
Use (Expenses)						
Property Acquisition						
Property Maintenance/Special Services	**$ 159,300**	$ 30,000	$ 30,900	$ 31,800	$ 32,800	$ 33,800
Property Acquisition	**$ 8,315,664**	4,000,000	1,368,984	1,646,010	826,231	474,439
Total Uses	**$ 8,474,964**	**$ 4,030,000**	**$ 1,399,884**	**$ 1,677,810**	**$ 859,031**	**$ 508,239**
Surplus/(Deficit)	-	-	-	-	-	-

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
Financing and Implementation Plan
Supporting Schedule - *Consultants and Professional/Design Services* Project Listing (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Tax Increment Revenue (TIR) Allocation	**$ 1,489,700**	$ 350,000	$ 316,000	$ 266,500	$ 274,500	$ 282,700
Carryforward Fund Balance	**$ -**	-	-	-	-	-
Total Sources	**$ 1,489,700**	**$ 350,000**	**$ 316,000**	**$ 266,500**	**$ 274,500**	**$ 282,700**
Use (Expenses)						
Consultants and Professional/Design Services						
Demolition Services	**$ 94,200**	$ 50,000	$ 10,600	$ 10,900	$ 11,200	$ 11,500
(2) Consultants	**$ 1,367,500**	294,800	300,000	250,000	257,500	265,200
Professional Fees (Investment Advisor)	**$ 28,000**	5,200	5,400	5,600	5,800	6,000
Total Uses	**$ 1,489,700**	**$ 350,000**	**$ 316,000**	**$ 266,500**	**$ 274,500**	**$ 282,700**
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

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

(2) Includes various costs related to redevelopment activities including: legal, community, and governmental relations; zoning, housing, and tax credits; financial and real estate analysis; consulting and professional services fees (e.g. design services fees); planning and permitting fees; construction design fees; etc.

Pompano Beach Community Redevelopment Agency
Northwest District
Financing and Implementation Plan
Supporting Schedule - Miscellaneous Operating Expenditures (1)

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Special Legal Fees	$ 947,850	$ 175,000	$ 182,000	$ 189,280	$ 196,850	$ 204,720
Accounting & Auditing	$ 47,330	8,740	9,090	9,450	9,830	10,220
Travel and Training	$ 65,000	12,000	12,480	12,980	13,500	14,040
Postage	$ 3,700	680	710	740	770	800
Water and Sewer	$ 135,400	25,000	26,000	27,040	28,120	29,240
Insurance Premiums	$ 704,120	130,000	135,200	140,610	146,230	152,080
Advertising	$ 28,190	5,200	5,410	5,630	5,860	6,090
Real Estate Taxes	$ 379,140	70,000	72,800	75,710	78,740	81,890
Credit Card Bank Fees	$ 5,400	1,000	1,040	1,080	1,120	1,160
Office Supplies	$ 16,230	3,000	3,120	3,240	3,370	3,500
Phone	$ 3,230	600	620	640	670	700
Minor Equipment	$ 8,110	1,500	1,560	1,620	1,680	1,750
Computer Equipment	$ 5,500	-	2,500	-	-	3,000
Software Purchases	$ 8,110	1,500	1,560	1,620	1,680	1,750
Publications	$ 2,700	500	520	540	560	580
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	$ 484,650	89,480	93,060	96,780	100,650	104,680
Central Stores	$ 6,450	1,190	1,240	1,290	1,340	1,390
Health Insurance Service	$ 769,989	142,159	147,850	153,760	159,910	166,310
Risk Management	$ 138,752	25,612	26,640	27,710	28,820	29,970
Vehicle Insurance	$ 205,460	37,930	39,450	41,030	42,670	44,380
Information Systems	$ 45,364	8,374	8,710	9,060	9,420	9,800
Total	**$ 4,010,675**	**$ 739,465**	**$ 771,560**	**$ 799,810**	**$ 831,790**	**$ 868,050**

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
Financing and Implementation Plan
Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2025	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
City of Pompano Beach (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	12.94%	8.96%	4.00%	4.00%	4.00%	4.00%
Existing Value:	$1,899,018,400	$2,069,172,158	$2,281,857,379	$2,373,651,675	$2,469,117,742	$2,575,465,133
New Construction:						
Certified (2026); Forecast (2027-2030)	-	14,350,354	500,000	500,000	500,000	500,000
Old Town Square	-	68,701,090	-	-	-	-
Highland Oaks (110 units)	-	38,723,148	-	-	-	-
Rick Case Habitat Community (10 units)	-	3,146,884	-	-	-	-
Downtown Public/Private Development (RocaPoint)	-	-	-	-	6,791,040	31,453,606
Taxable Value	$1,899,018,400	$2,194,093,634	$2,282,357,379	$2,374,151,675	$2,476,408,782	$2,607,418,739
Base Year Value	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021	297,388,021
Tax Increment	$1,601,630,379	$1,896,705,613	$1,984,969,358	$2,076,763,654	$2,179,020,761	$2,310,030,718
Millage Rate	5.2443	5.2443	5.2443	5.2443	5.2443	5.2443
Gross Incremental Revenue	$ 8,399,430	$ 9,946,893	$ 10,409,775	$ 10,891,172	$ 11,427,439	$ 12,114,494
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Total Incremental Revenue	**$ 7,979,459**	**$ 9,449,549**	**$ 9,889,286**	**$ 10,346,613**	**$ 10,856,067**	**$ 11,508,769**

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
Financing and Implementation Plan
Supporting Schedule - Developer TIF Forecast (1),(2),(3)

	BASE FY 2020	Certified FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Old Town Square LLC						
Existing Value (Forecasted Growth):			4.00%	4.00%	4.00%	4.00%
Existing Value:	$ 934,320	$ 1,670,470	$ 73,186,422	$ 76,113,879	$ 79,158,434	$ 82,324,772
New Construction:						
Old Town Square (mixed-use)	-	68,701,090	-	-	-	-
Taxable Value	$ 934,320	$ 70,371,560	$ 73,186,422	$ 76,113,879	$ 79,158,434	$ 82,324,772
Contributing Taxing Authority Millage Rates						
City of Pompano Beach	5.1875	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
Gross Incremental Revenue	$ 11,395	$ 369,050	$ 383,812	$ 399,164	$ 415,131	$ 431,736
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Base Year Payment	**$ 10,825**					
CRA Taxes Received		$ 350,597	$ 364,621	$ 379,206	$ 394,374	$ 410,149
Base Year Payment		(10,825)	(10,825)	(10,825)	(10,825)	(10,825)
Net Payment		$ 339,772	$ 353,796	$ 368,381	$ 383,549	$ 399,324
Old Town Square Payment Factor		95%	95%	95%	95%	95%
Calculated Payment to Old Town Square		**$ 322,784**	**$ 336,107**	**$ 349,962**	**$ 364,372**	**$ 379,358**
Cumulative Payment to Old Town Square		**$ 322,784**	**$ 658,891**	**$ 1,008,853**	**$ 1,373,225**	**$ 1,752,583**
Capped Payment to Old Town Square		**$ 322,784**	**$ 336,107**	**$ 349,962**	**$ 364,372**	**$ 379,358**

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) Maximum payment amount under this obligation is $7,800,000.

Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

Fiscal Notes

1. Redevelopment Area Initiatives funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).

2. Redevelopment Area Initiative funding sources may change based on market conditions and CRA priorities.

3. The Redevelopment Area Initiatives included in the Financing and Implementation Plan are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment initiatives.

4. The following section provides a brief description of the Redevelopment Area Initiatives included in the Financing and Implementation Plan.

Additional Safety/Security	Additional services to address safety measures for the Downtown Pompano target area.
Consultants and Professional Fees	Professional services needed for exploration of various components of the NW CRA redevelopment initiatives mostly for target areas of Downtown Pompano, Collier City, and Hunters Manor.
CRA Building Maintenance	Costs associated with maintenance of CRA leased/owned buildings.
Demolition Services	Demolition cost associated with the removal of dilapidated/blighted CRA owned properties in the NW CRA District.
Dissemination of Information	Disseminate information about the revitalized target area of Downtown Pompano and other business or community sectors of the NW CRA District as per FS 163.370(2)(b).
Downtown District Incentive Programs	Home Buyer Assistance Program - down payment assistance for single family home buyers.
Downtown District Infrastructure	Capital improvement projects constructed in Downtown including, but not limited to, drainage, landscaping, sidewalks, lighting, traffic calming, etc.
Downtown District Land Acquisition	Acquisition of retail, commercial, residential and vacant properties within the Downtown District target area.
Downtown District Public Parking	Design, construction, infrastructure cost for public parking.
Emergency Rehabilitation of Housing Stock	Supplement to Office of Housing emergency rehabilitation programs.
ILA Rent Payments (Civic Buildings, etc.)	As per CRA Resolution No. 2024-34 and City Resolution No. 2024-155.
Incentive Programs	Incentive programs to address property renovations mostly in the target area of MLK Boulevard and Old Town.
Infrastructure and Streetscape Improvements	Infrastructure /Streetscape improvements including NW 6th Ave/parking lot, etc.
Property Acquisition	Acquisition of retail, commercial, residential and vacant properties within Downtown Pompano target area.
Property Maintenance/Special Services	Maintenance services for CRA owned properties in the NW CRA District.
Public/Private Development Agreement Contingency	10% contingency Cap and reserved for sole use by City/CRA to cover unforeseen conditions and/or potential cost escalations.
Rentals & Leases	Rental/lease expenses for multiple properties (including 11 NE 1st Street).
Redevelopment Ambassadors	Security Service providers will act as ambassadors of information for visitors, residents and merchants while also patrolling and providing safety measures for the NW CRA District as per FS 163.370(2)(o).
Sonata (Infrastructure Improvements)	Agreement representing a CRA investment totaling $1.5 million toward public infrastructure costs funded in the amount of $300,000 per year for a period of five years commencing on October 1, 2022, and thereafter on each consecutive October 1st until paid in full.
Tax Increment Split with Developer	In 2019, the CRA entered into a Development and Tax Increment Financing Agreement for the Old Town Square Development inclusive of approximately 5,000 sq.ft. of commercial uses, approximately 280 residential units, and approximately 300 parking spaces (garage). Specifically, the CRA will reimburse a percentage of the property taxes, once paid, back to the developer to meet the financial gap projected in the development proforma.
Tenant Improvements	Capital improvements to CRA controlled buildings in Downtown Pompano for CRA tenants.
11 NE 1st Street Building Improvements	Exterior and interior improvements to the building located at 11 NE 1st Street.

EXHIBIT A

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY