

Northwest District

Financing and Implementation Plan (2026-2030)



“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⁾

Source (Revenue)

Carryforward

Carryforward of Project Appropriations

Total Estimated Carryforward Balances

Revenues

Tax Increment Revenue (TIR) Allocation

City of Pompano Beach

Intergovernmental

Taxing Authorities Interlocal (Approved Projects)

Lands Sale(s)

Downtown Public/Private Development Agreement

Miscellaneous

Micro-Enterprise Loan Program (repayments)

Building Rentals

Investment Earnings

Financing

(2) Tax Increment Revenue Bonds, Series 2026

(3) Tax Increment Revenue Bonds, Series 2028

Total Forecasted Revenues

Total Sources

Use (Expenditures)

Expenditures

Operations

(4) Dedicated Personnel Allocation (City staff)

City Administrative Cost Allocation

Tax Increment Split with Developers

Miscellaneous Operating Expense

Subtotal - Operations

Debt Service

Tax Increment Revenue Bonds, Series 2022

(2) Tax Increment Revenue Bonds, Series 2026

Costs of Issuance

Debt Service

(3) Tax Increment Revenue Bonds, Series 2028

Costs of Issuance

Debt Service

Subtotal - Debt Service

Redevelopment Area Investment

Downtown Public/Private Development

Infrastructure

Land Acquisition

Public Parking

Contingency

ILA Rent Payments (Civic Buildings, etc.)

Downtown District Incentive Programs

Infrastructure and Streetscape Initiatives

Vertical Project Development and Assistance

Redevelopment Initiatives

Area Stabilization

Property Acquisition

Consultants and Professional/Design Services

Subtotal - Redevelopment Area Investment

Total Forecasted Expenditures

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
Source (Revenue)						
Carryforward						
Carryforward of Project Appropriations	\$ 16,144,989	\$ 16,144,989				
Total Estimated Carryforward Balances	\$ 16,144,989	\$ 16,144,989				
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	\$ 200,391,600	\$ 58,929,665	\$ 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
<i>Subtotal - Operations</i>	\$ 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
<i>Subtotal - Debt Service</i>	\$ 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	\$ 60,914,844	\$ 29,817,271	\$ -	\$ 31,097,573	\$ -	\$ -
Land Acquisition	\$ 14,257,813	14,257,813	-	-	-	-
Public Parking	\$ 8,000,000	-	-	8,000,000	-	-
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	\$ 3,328,754	3,328,754	-	-	-	-
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
<i>Subtotal - Redevelopment Area Investment</i>	\$ 124,405,532	\$ 53,249,761	\$ 4,057,184	\$ 52,659,283	\$ 5,759,976	\$ 8,679,328
Total Forecasted Expenditures	\$ 157,759,581	\$ 57,029,665	\$ 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⁾

Reserve ⁽⁵⁾

	Total	Preliminary FY 2026	Forecasted FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030
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	\$ 200,391,600	\$ 58,929,665	\$ 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

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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	\$ 3,847,643	3,847,643	-	-	-	-
Taxing Authorities Interlocal (Approved Projects)	\$ 7,552,441	7,552,441	-	-	-	-
Total Sources	\$141,651,110	\$ 44,075,084	\$ 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	\$ 55,855,366	\$ 24,757,793	\$ -	\$ 31,097,573	\$ -	\$ -
CRA General Fund Contribution	\$ 3,659,478	3,659,478	-	-	-	-
Taxing Authorities Interlocal Agreement	\$ 1,400,000	1,400,000	-	-	-	-
	\$ 60,914,844	\$ 29,817,271	\$ -	\$ 31,097,573	\$ -	\$ -
(3) Downtown District Land Acquisition						
Tax Increment Revenue Bond Contribution	\$ 7,167,207	\$ 7,167,207	\$ -	\$ -	\$ -	\$ -
CRA General Fund Contribution	\$ 188,165	188,165	-	-	-	-
Taxing Authorities Interlocal Agreement	\$ 6,902,441	6,902,441	-	-	-	-
	\$ 14,257,813	\$ 14,257,813	\$ -	\$ -	\$ -	\$ -
Downtown District Public Parking						
Tax Increment Revenue Bond Contribution	\$ 827,427	\$ -	\$ -	\$ 827,427	\$ -	\$ -
(6) CRA General Fund Contribution	\$ 7,172,573	-	-	7,172,573	-	-
	\$ 8,000,000	\$ -	\$ -	\$ 8,000,000	\$ -	\$ -
Public/Private Development Agreement Contingency	\$ 10,250,000	-	-	10,250,000	-	-
Total Downtown Public/Private Development Agreement	\$ 93,422,657	\$ 44,075,084	\$ -	\$ 49,347,573	\$ -	\$ -
(5) ILA Rent Payments (Civic Buildings, etc.)	\$ 9,696,434	-	-	-	3,232,145	6,464,289



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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	\$141,651,110	\$ 44,075,084	\$ 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 \$3,585,156.

(3) FY 2024/2025 encumbrances/expenditures are estimated at \$15,742,187.

(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	\$ 2,199,714	\$ 2,199,714	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance						
Northwest District CRA Trust Fund	\$ 700,000	700,000	-	-	-	-
Tax Increment Revenue Bonds, Series 2022	\$ 429,040	429,040	-	-	-	-
Total Sources	\$ 3,328,754	\$ 3,328,754	\$ -	\$ -	\$ -	\$ -
Use (Expenses)						
Infrastructure and Streetscape Initiatives						
Dixie Highway/Atlantic Boulevard Infrastructure	\$ 429,040	\$ 429,040	\$ -	\$ -	\$ -	\$ -
11 NE 1st St. Building Improvements	\$ 700,000	700,000	-	-	-	-
Sonata Infrastructure Improvements	\$ 300,000	300,000	-	-	-	-
Infrastructure and Streetscape Improvements	\$ 1,899,714	1,899,714	-	-	-	-
Total Uses	\$ 3,328,754	\$ 3,328,754	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-

Notes:

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



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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

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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

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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	\$ 4,859,099	\$ 414,135	\$ 1,399,884	\$ 1,677,810	\$ 859,031	\$ 508,239
Carryforward Fund Balance	\$ 3,615,865	3,615,865	-	-	-	-
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).
Dixie Highway/Atlantic Boulevard Infrastructure	Dixie Highway from SW 3rd Street to NE 10th Street and along Atlantic Boulevard from NW 7th Avenue to Cypress Road within the public rights-of-way consisting of (i) intersection improvements to improve pedestrian and traffic circulation; demolition of existing facilities (i.e., existing concrete medians, asphalt and sidewalk removal); bicycle lanes; landscape medians; sidewalks (concrete and pavers); new curbing; (ii) decorative street lighting; landscaping (groundcovers, shade trees, palms, and supporting irrigation); street furniture (benches, bicycle racks, trash containers); (iii) upgrades to the existing drainage system; improvements to existing water and sewer mains; (iv) roadway resurfacing and pavement markings, signage, etc., and (v) traffic signal modifications and improvements to the Florida East Coast (FEC) railway at-grade crossings, as well as realignment of existing traffic signals along Dixie Highway at the intersections of Dr. MLK Jr. Boulevard/NE 3rd Street, NE 6th Street, and NE 10th Street.
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).



Pompano Beach Community Redevelopment Agency

Northwest District

Financing and Implementation Plan

Fiscal Notes

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.

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Pompano Beach Community Redevelopment Agency
Northwest District
FY 2026 Budget Worksheet

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD		Amended	YTD	Preliminary	Forecasted Revenue Collections	Total	Final Est.	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026	
Account	Account Description	Budget	Transactions	Funds Available	Budget	Transactions	Funds Available		Revenues	Funds Available			Budget	
Fund 150 - Northwest District (Community Redevelopment Agency)														
REVENUE														
Taxes														
150-0000-311.90-10	TIF (Broward County)	6,932,065	6,929,619	(2,446)	-	-	-	-	-	-	-	-	-	
150-0000-311.90-20	TIF (City of Pompano Beach)	-	-	-	8,018,253	7,979,459	(38,794)	-	7,979,459	(38,794)	-	9,449,549	9,449,549	
	Total	6,932,065	6,929,619	(2,446)	8,018,253	7,979,459	(38,794)	-	7,979,459	(38,794)	-	9,449,549	9,449,549	
Charges for Services														
150-0000-345.20-00	Micro-Enterprise Loan Program	15,000	4,204	(10,796)	6,000	1,600	(4,400)	857	2,457	(3,543)	-	3,000	3,000	
	Total	15,000	4,204	(10,796)	6,000	1,600	(4,400)	857	2,457	(3,543)	-	3,000	3,000	
Miscellaneous Revenue														
150-0000-361.10-00	Interest Earnings	150,000	1,249,738	1,099,738	150,000	463,919	313,919	248,528	712,447	562,447	-	200,000	200,000	
150-0000-361.35-00	Interest Realized Gain/(Loss)	-	287,681	287,681	-	-	-	-	-	-	-	-	-	
150-0000-362.10-00	Building Rental	81,159	(113,669)	(194,828)	85,244	37,924	(47,320)	20,316	58,240	(27,004)	-	82,127	82,127	
150-0000-364.20-00	Sale of Land	1,475,000	1,469,946	(5,054)	-	-	-	-	-	-	-	-	-	
150-0000-369.92-00	Other Revenues	-	13,858	13,858	-	5,255	5,255	-	5,255	5,255	-	-	-	
	Total	1,706,159	2,907,554	1,201,395	235,244	507,098	271,854	268,844	775,942	540,698	-	282,127	282,127	
Leases (GASB 87)														
150-0000-383.10-01	Leased Assets GASB 87	-	195,589	195,589	-	-	-	-	-	-	-	-	-	
150-0000-384.20-01	Leased Assets GASB 87	-	983,846	983,846	-	-	-	-	-	-	-	-	-	
	Total	-	1,179,435	1,179,435	-	-	-	-	-	-	-	-	-	
Other Financing Sources														
150-0000-392.10-00	Budgetary Fund Balance	1,790,369	-	-	6,132,571	-	-	-	-	(6,132,571)	-	3,615,865	3,615,865	
150-0000-392.30-00	Project Fund Balance	16,815,182	-	-	15,453,858	-	-	-	-	(15,453,858)	4,547,643	-	4,547,643	
	Total	18,605,551	-	-	21,586,429	-	-	-	-	(21,586,429)	4,547,643	3,615,865	8,163,508	
REVENUE TOTALS		27,258,775	11,020,812	2,367,588	29,845,926	8,488,157	228,660	269,702	8,757,859	(21,088,067)	4,547,643	13,350,541	17,898,184	

Account	Account Description	FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD		Amended	YTD	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	
		Budget	Transactions	Funds Available	Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.	Encumbrances/Ex	Funds Available	Carryforward from FY 2025	Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE														
Operations														
150-1910-539.31-30	Special Legal Fees	185,000	176,300	8,700	175,000	3,184	43,201	128,615	128,615	175,000	-	-	175,000	175,000
150-1910-539.31-65	City Staff dedicated to CRA Activities	470,589	976,561	(505,972)	487,428	-	458,061	29,367	29,367	487,428	-	-	929,455	929,455
150-1910-539.32-10	Accounting & Auditing Services	8,000	6,531	1,469	8,400	-	6,610	1,790	1,790	8,400	-	-	8,740	8,740
150-1910-539.39-15	General Fund Administrative Cost Allocation	125,000	-	125,000	145,000	-	-	145,000	145,000	145,000	-	-	152,300	152,300
150-1910-539.39-20	Central Services (internal service charge)	70,298	70,298	-	86,874	-	50,677	36,197	36,197	86,874	-	-	89,480	89,480
150-1910-539.39-30	Central Stores (internal service charge)	1,114	1,114	-	1,155	-	674	481	481	1,155	-	-	1,190	1,190
150-1910-539.39-60	Health Insurance (internal service charge)	104,909	104,909	-	135,257	-	78,900	56,357	56,357	135,257	-	-	142,159	142,159
150-1910-539.39-65	Risk Insurance (internal service charge)	24,206	24,206	-	24,703	-	14,410	10,293	10,293	24,703	-	-	25,612	25,612
150-1910-539.39-80	Vehicle Insurance (internal service charge)	31,553	31,553	-	33,855	-	19,749	14,106	14,106	33,855	-	-	37,930	37,930
150-1910-539.39-90	Information Technology (internal service charge)	7,279	7,279	-	8,195	-	4,781	3,414	3,414	8,195	-	-	8,374	8,374
150-1910-539.40-10	Travel and Training	15,000	5,953	9,047	15,000	-	3,439	11,561	11,561	15,000	-	-	12,000	12,000
150-1910-539.41-20	Postage	650	519	131	650	-	398	252	252	650	-	-	680	680
150-1910-539.43-10	Phone	438	137	301	678	152	152	374	374	678	-	-	600	600
150-1910-539.43-40	Water and Sewer Service	20,000	18,427	1,573	20,000	-	14,732	5,268	5,268	20,000	-	-	25,000	25,000
150-1910-539.44-10	Rentals and Leases	259,188	206,000	53,188	293,022	56,074	151,098	85,850	85,850	293,022	-	-	176,123	176,123
150-1910-539.45-85	Insurance Premiums	70,000	69,012	988	85,000	-	85,000	-	-	85,000	-	-	130,000	130,000
150-1910-539.48-10	Advertising	5,000	204	4,796	5,000	-	-	5,000	5,000	5,000	-	-	5,200	5,200
150-1910-539.49-30	Real Estate Taxes	45,000	39,514	5,486	45,000	-	41,893	3,107	3,107	45,000	-	-	70,000	70,000
150-1910-539.49-50	Credit Card Bank Fees	1,000	-	1,000	1,000	-	-	1,000	1,000	1,000	-	-	1,000	1,000
150-1910-539.51-10	Office Supplies	4,000	2,200	1,800	4,000	-	772	3,228	3,228	4,000	-	-	3,000	3,000
150-1910-539.52-15	Minor Equipment	2,000	1,660	340	2,000	-	375	1,625	1,625	2,000	-	-	1,500	1,500
150-1910-539.52-25	Software	1,000	-	1,000	1,000	-	600	400	400	1,000	-	-	1,500	1,500
150-1910-539.54-10	Publications	500	232	268	500	-	369	131	131	500	-	-	500	500
Total		1,451,724	1,742,609	(290,885)	1,578,717	59,410	975,891	543,416	543,416	1,578,717	-	-	1,997,343	1,997,343
Debt Service														
150-1910-539.71-20	Debt Service (Principal)	353,829	353,829	-	494,126	-	-	494,126	494,126	494,126	-	-	-	-
150-1910-539.71-99	Principal Elimination	-	(353,829)	353,829	-	-	-	-	-	-	-	-	-	-
150-1910-539.91-49	Debt Service (Transfer to Fund 326)	1,261,600	1,261,600	-	1,256,550	-	1,256,550	-	-	1,256,550	-	-	1,260,900	1,260,900
150-1910-539.72-10	Debt Service (Interest)	26,563	26,562	1	16,266	-	18,653	(2,387)	-	18,653	(2,387)	-	-	-
Total		1,641,992	1,288,162	353,830	1,766,942	-	1,275,203	491,739	494,126	1,769,329	(2,387)	-	1,260,900	1,260,900
Leases (GASB 87)														
150-1910-539.44-35	Leased Assets GASB 87	-	(252,188)	252,188	-	-	-	-	-	-	-	-	-	-
150-1910-539.71-80	Leased Assets GASB 87 (Principal)	-	205,203	(205,203)	-	-	-	-	-	-	-	-	-	-
150-1910-539.72-60	Leased Assets GASB 87 (Interest)	-	46,985	(46,985)	-	-	-	-	-	-	-	-	-	-
150-1910-539.68-02	Leased Assets GASB 87	-	983,846	(983,846)	-	-	-	-	-	-	-	-	-	-
Total		-	983,846	(983,846)	-	-	-	-	-	-	-	-	-	-
Downtown Public/Private Development Agreement														
150-7714-539.31-60 (22194)	Downtown District Developer Fee	3,640,000	1,314,933	2,325,067	5,929,701	1,639,497	630,726	3,659,478	-	2,270,223	3,659,478	3,659,478	-	3,659,478
150-7714-539.46-60 (22194)	Downtown District Demolition Services	-	-	-	300,000	-	111,835	188,165	-	111,835	188,165	188,165	-	188,165
150-7714-539.65-09 (22194)	Downtown District Land Acquisition	12,460,041	423,039	12,037,002	12,047,580	-	12,059,754	(12,174)	-	12,059,754	(12,174)	-	-	-
150-7714-539.65-12	Downtown District Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown District Public Parking/Old Town	-	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Public/Private Development Agreement Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		16,100,041	1,737,972	14,362,069	18,277,281	1,639,497	12,802,315	3,835,469	-	14,441,812	3,835,469	3,847,643	-	3,847,643
Infrastructure and Streetscape Initiatives														
150-1910-539.64-20	Computers (General)	2,000	-	2,000	2,000	-	-	2,000	2,000	2,000	-	-	-	-
150-7656-539.65-12 (19378)	Downtown Infrastructure	394,744	109,119	285,625	170,625	121,875	40,625	8,125	8,125	170,625	-	-	-	-
150-7658-539.65-12 (19380)	Collier City Gateway Features	1,000	-	1,000	-	-	-	-	-	-	-	-	-	-
150-7687-539.65-12 (21408)	11 NE 1st Street (Façade/Interior Improvements)	700,000	-	700,000	700,000	-	-	700,000	-	-	700,000	700,000	-	700,000

Account		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD		Amended	YTD	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	FY 2026
Account	Account Description	Budget	Transactions	Funds Available	Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.	Encumbrances/Ex penses	Funds Available	from FY 2025	Appropriation Transfers & Amendments	Budget
EXPENSE														
150-7712-539.65-12 (22192)	Sonata (Infrastructure Improvements)	600,000	300,000	300,000	300,000	-	300,000	-	-	300,000	-	-	300,000	300,000
150-7720-539.65-12 (22196)	Infrastructure/Streetscape Improvements	280,807	165,044	115,763	115,763	47,591	18,662	49,510	49,510	115,763	-	-	1,899,714	1,899,714
	Total	1,978,551	574,163	1,404,388	1,288,388	169,466	359,287	759,635	59,635	588,388	700,000	700,000	2,199,714	2,899,714
Vertical Project Development and Assistance														
150-1910-539.46-10	CRA Building Maintenance	278,519	189,837	88,682	379,653	106,215	166,849	106,589	106,589	379,653	-	-	300,000	300,000
150-1910-539.84-59	Tenant Improvements	210,300	61,465	148,835	207,016	87,016	-	120,000	120,000	207,016	-	-	50,000	50,000
	Total	488,819	251,302	237,517	586,669	193,231	166,849	226,589	226,589	586,669	-	-	350,000	350,000
Redevelopment Initiatives, Marketing and Special Events														
150-1910-539.48-50	Dissemination of Information	171,535	29,216	142,319	186,242	33,692	46,734	105,816	105,816	186,242	-	-	100,000	100,000
150-1910-539.83-42	Incentive Programs (Façade, etc.)	707,474	261,194	446,280	744,803	390,940	137,616	216,247	216,247	744,803	-	-	400,000	400,000
150-1910-539.83-43	Business Attraction and Development	40,000	-	40,000	40,000	-	40,000	-	-	40,000	-	-	-	-
TBD	Tax Increment Split (Old Town Square)	-	-	-	-	-	-	-	-	-	-	-	322,784	322,784
	Total	919,009	290,410	628,599	971,045	424,632	224,350	322,063	322,063	971,045	-	-	822,784	822,784
Housing and Neighborhood Stabilization														
150-1910-539.83-07	Emergency Rehabilitation of Housing Stock	20,000	-	20,000	20,000	-	-	20,000	20,000	20,000	-	-	20,000	20,000
150-1910-539.34-30	Redevelopment Ambassadors	454,751	323,908	130,843	481,454	313,515	133,619	34,320	34,320	481,454	-	-	369,800	369,800
150-1910-539.34-31	Additional Safety/Security (cameras)	100,000	74,699	25,301	121,402	-	21,764	99,638	99,638	121,402	-	-	50,000	50,000
	Total	574,751	398,607	176,144	622,856	313,515	155,383	153,958	153,958	622,856	-	-	439,800	439,800
Recreational, Educational and Cultural Initiatives														
150-1910-539.46-90	CRA Community Garden	59,418	55,329	4,089	-	-	-	-	-	-	-	-	-	-
	Total	59,418	55,329	4,089	-	-	-	-	-	-	-	-	-	-
Property Acquisition														
150-1910-539.46-50	Property Maintenance/Special Services	387,490	151,988	235,502	440,136	24,305	7,250	408,581	408,581	440,136	-	-	30,000	30,000
150-1910-539.65-09	Property Acquisition (General)	3,005,000	412,816	2,592,184	1,838,662	-	403,231	1,435,431	-	403,231	1,435,431	-	4,000,000	4,000,000
150-1910-539.65-98	Asset Resale/Disposal	-	98,572	(98,572)	-	-	-	-	-	-	-	-	-	-
150-1910-539.65-99	Asset Resale/Additions	-	(835,854)	835,854	-	-	-	-	-	-	-	-	-	-
	Total	3,392,490	(172,478)	3,564,968	2,278,798	24,305	410,481	1,844,012	408,581	843,367	1,435,431	-	4,030,000	4,030,000
Consultants and Professional/Design Services														
150-1910-539.31-60	Professional Services	453,390	370,624	82,766	555,230	223,379	229,855	101,996	101,996	555,230	-	-	300,000	300,000
150-1910-539.46-60	Demolition Services	10,000	5,251	4,749	20,000	1,830	6,264	11,906	11,906	20,000	-	-	50,000	50,000
	Total	463,390	375,875	87,515	575,230	225,209	236,119	113,902	113,902	575,230	-	-	350,000	350,000

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
Account	Account Description	Amended	YTD		Amended	YTD	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	FY 2026
		Budget	Transactions	Funds Available	Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.	Encumbrances/Ex penses	Funds Available	from FY 2025	Appropriation Transfers & Amendments	Budget
EXPENSE														
Reserve/Other														
150-1910-539.99-10	Redevelopment Project Reserve	188,590	-	188,590	1,900,000	-	-	1,900,000	-	-	1,900,000	-	1,900,000	1,900,000
	Total	188,590	-	188,590	1,900,000	-	-	1,900,000	-	-	1,900,000	-	1,900,000	1,900,000
	EXPENSE TOTALS	27,258,775	7,525,797	19,732,978	29,845,926	3,049,265	16,605,878	10,190,783	2,322,270	21,977,413	7,868,513	4,547,643	13,350,541	17,898,184

Fund 150 - Community Redevelopment Agency Totals															
REVENUE TOTALS	27,258,775	11,020,812	2,367,588	29,845,926	-	8,488,157	228,660	269,702	8,757,859	(21,088,067)	4,547,643	13,350,541	17,898,184		
EXPENSE TOTALS	27,258,775	7,525,797	19,732,978	29,845,926	3,049,265	16,605,878	10,190,783	2,322,270	21,977,413	7,868,513	4,547,643	13,350,541	17,898,184		
Fund 150 - Community Redevelopment Agency Totals	-	3,495,015	(17,365,390)	-	(3,049,265)	(8,117,721)	(9,962,123)	(2,052,568)	(13,219,554)	(28,956,580)	-	-	-		

LEGEND
New Account
Budget Amendment/Journal Entry Requested

Beginning Fund Balance (as of 9/30/2024)	21,534,195
FY 2025 Revenues (Actual YTD)	8,488,157
FY 2025 Revenues (Forecasted)	269,702
FY 2025 Encumbrances (as of Report Date)	(3,049,265)
FY 2025 Expenditures (Actual YTD)	(16,605,878)
FY 2025 Expenses/Encumbrances (Forecasted)	(2,322,270)
Preliminary Available Carryforward	8,314,641
FY 2026 Carryforward (Finance Plan)	(8,163,508)
Fund Balance available for Forecast Errors	151,133
Leave roughly 2% of preliminary fund balance to protect against forecast errors.	

Fund Balance Reserve Target =	166,293
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Pompano Beach Community Redevelopment Agency
Northwest District (Taxing Authorities Interlocal)
FY 2026 Budget Worksheet

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD		Amended	YTD	Preliminary	Forecasted Revenue Collections	Total	Final Est.	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026	
Account	Account Description	Budget	Transactions	Funds Available	Budget	Transactions	Funds Available		Revenues	Funds Available			Budget	
Fund 153 - Northwest District (Taxing Authorities Interlocal)														
REVENUE														
Intergovernmental Revenue														
153-0000-338.25-00	Taxing Authorities Interlocal	1,500,000	1,500,000	-	1,500,000	1,500,000	-	-	1,500,000	-	-	750,000	750,000	
Total		1,500,000	1,500,000	-	1,500,000	-	1,500,000	-	1,500,000	-	-	750,000	750,000	
Other Financing Sources														
153-0000-381.11-50	Transfer in from Fund 150	-	-	-	-	-	-	-	-	-	-	-	-	
153-000-392.30-00	Project Fund Balance	10,000,000	-	-	10,803,985	-	-	-	-	(10,803,985)	7,552,441	-	7,552,441	
Total		10,000,000	-	-	10,803,985	-	-	-	-	(10,803,985)	7,552,441	-	7,552,441	
REVENUE TOTALS		11,500,000	1,500,000	-	12,303,985	-	1,500,000	-	1,500,000	(10,803,985)	7,552,441	750,000	8,302,441	

Account		Account Description		FY 2024 (Final)			FY 2025 (as of 4-30-2025)						FY 2026			
				A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
				Amended	YTD		Amended	YTD	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	FY 2026
				Budget	Transactions	Funds Available	Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.	Encumbrances/Ex	penses	Funds Available	Carryforward from FY 2025	Appropriation Transfers & Amendments
EXPENSE																
Infrastructure and Streetscape Initiatives																
153-7672-539.65-12 (20393)	Dixie Highway/Atlantic Boulevard	2,300,000	696,015	1,603,985	1,603,985	926,926	677,059	-	-	1,603,985	-	-	-	-	-	-
153-7714-539.65-09 (22194)	Downtown District Land Acquisition	8,590,000	-	8,590,000	10,050,000	-	3,147,559	6,902,441	-	3,147,559	6,902,441	6,902,441	-	-	-	6,902,441
153-7714-539.65-12 (22194)	Downtown District Infrastructure	610,000	-	610,000	650,000	-	-	650,000	-	-	650,000	650,000	750,000	-	-	1,400,000
TBD	Downtown District Public Parking/Old Town	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
153-7721-539.65-12 (22197)	MLK/Gateway Infrastructure Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		11,500,000	696,015	10,803,985	12,303,985	926,926	3,824,618	7,552,441	-	4,751,544	7,552,441	7,552,441	750,000	-	-	8,302,441
Reserve/Other																
153-1910-539.99-10	Redevelopment Project Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPENSE TOTALS		11,500,000	696,015	10,803,985	12,303,985	926,926	3,824,618	7,552,441	-	4,751,544	7,552,441	7,552,441	750,000	-	-	8,302,441

Fund 153 - Northwest District (Taxing Authorities Interlocal) Totals														
REVENUE TOTALS		11,500,000	1,500,000	-	12,303,985	-	1,500,000	-	-	1,500,000	(10,803,985)	7,552,441	750,000	8,302,441
EXPENSE TOTALS		11,500,000	696,015	10,803,985	12,303,985	926,926	3,824,618	7,552,441	-	4,751,544	7,552,441	7,552,441	750,000	8,302,441
Fund 153 - Northwest District (Taxing Authorities Interlocal) Totals		-	803,985	(10,803,985)	-	(926,926)	(2,324,618)	(7,552,441)	-	(3,251,544)	(18,356,426)	-	-	-

LEGEND
New Account
Budget Amendment/Journal Entry Request

Beginning Fund Balance (as of 9/30/2024)	10,803,985
FY 2025 Revenues (Actual YTD)	1,500,000
FY 2025 Revenues (Forecasted)	-
FY 2025 Encumbrances (as of Report Date)	(926,926)
FY 2025 Expenditures (Actual YTD)	(3,824,618)
FY 2025 Expenses/Encumbrances (Forecasted)	-
Preliminary Available Carryforward	7,552,441
FY 2026 Carryforward (Finance Plan)	(7,552,441)
Fund Balance available for Forecast Errors	-

Pompano Beach Community Redevelopment Agency
Series 2022 CRA Tax Increment Revenue Bond
FY 2026 Budget Worksheet

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)						FY 2026			
		A	C	D=C-A	E	F	G	H=G-E	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD	Preliminary Funds Available	Amended	YTD	Preliminary	Forecasted Revenue Collections	Total	Final Est.	Capital Est. Carryforward from FY 2025	2026 Budget Appropriation Transfers & Amendments	FY 2026	
Account	Account Description	Budget	Transactions	Available	Budget	Transactions	Funds Available	Revenue Collections	Revenues	Funds Available			Budget	
Fund 326 - Series 2022 CRA Tax Increment Revenue Bond														
REVENUE														
Miscellaneous Revenue														
326-0000-361.10-00	Interest Earnings	125,000	221,819	96,819	-	27,805	27,805	-	27,805	27,805	-	-	-	
326-0000-361.35-00	Interest Realized Gain/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	125,000	221,819	96,819	-	-	27,805	27,805	-	27,805	-	-	-	
Other Sources														
326-0000-381.11-50	Transfer-In from Fund 150*	1,261,600	1,261,600	-	1,256,550	1,256,550	-	-	1,256,550	-	-	1,260,900	1,260,900	
326-0000-384.10-00	Gov't Funds Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	1,261,600	1,261,600	-	1,256,550	-	1,256,550	-	1,256,550	-	-	1,260,900	1,260,900	
Other Financing Sources														
326-0000-392.10-00	Budgetary Fund Balance	255,710	-	-	115,929	-	-	-	-	(115,929)	-	429,040	429,040	
326-0000-392.30-00	Project Fund Balance	9,323,586	-	-	2,724,764	-	-	-	-	(2,724,764)	-	-	-	
	Total	9,579,296	-	-	2,840,693	-	-	-	-	(2,840,693)	-	429,040	429,040	
REVENUE TOTALS		10,965,896	1,483,419	96,819	4,097,243	-	1,284,355	27,805	1,284,355	(2,812,888)	-	1,689,940	1,689,940	

		FY 2024 (Final)			FY 2025 (as of 4-30-2025)							FY 2026		
		A	C	D=C-A	E	F	G	H=G-E-F	I	J=G+I	K=J-E	L	M	N=L+M
		Amended	YTD		Amended	YTD	YTD	Preliminary	Forecasted	Total	Final Est.	Capital Est.	2026 Budget	
Account	Account Description	Budget	Transactions	Funds Available	Budget	Encumbrances	Transactions	Funds Available	Expenses/Enc.	Encumbrances/Ex penses	Funds Available	Carryforward from FY 2025	Appropriation Transfers & Amendments	FY 2026 Budget
EXPENSE														
Debt Service and Transfers														
326-1333-513.71-10	Principal Expense*	835,000	835,000	-	855,000	-	-	855,000	855,000	855,000	-	-	885,000	885,000
326-1333-513.72-10	Interest Expense*	426,600	426,600	-	401,550	-	200,775	200,775	200,775	401,550	-	-	375,900	375,900
	Total	1,261,600	1,261,600	-	1,256,550	-	200,775	1,055,775	1,055,775	1,256,550	-	-	1,260,900	1,260,900
Infrastructure and Streetscape Initiatives														
326-7672-539.65-12	Dixie Highway/Atlantic Boulevard Infrastructure	9,704,296	6,598,821	3,105,475	2,840,693	2,176,856	515,789	148,048	148,048	2,840,693	-	-	429,040	429,040
	Total	9,704,296	6,598,821	3,105,475	2,840,693	2,176,856	515,789	148,048	148,048	2,840,693	-	-	429,040	429,040
EXPENSE TOTALS		10,965,896	7,860,421	3,105,475	4,097,243	2,176,856	716,564	1,203,823	1,203,823	4,097,243	-	-	1,689,940	1,689,940

Fund 326 - Series 2022 CRA Tax Increment Revenue Bond														
REVENUE TOTALS		10,965,896	1,483,419	96,819	4,097,243	-	1,284,355	27,805	-	1,284,355	(2,812,888)	-	1,689,940	1,689,940
EXPENSE TOTALS		10,965,896	7,860,421	3,105,475	4,097,243	2,176,856	716,564	1,203,823	1,203,823	4,097,243	-	-	1,689,940	1,689,940
Fund 326 - Series 2022 CRA Tax Increment Revenue Bond		-	(6,377,002)	(3,008,656)	-	(2,176,856)	567,791	(1,176,018)	(1,203,823)	(2,812,888)	(2,812,888)	-	-	-

* The Finance Plan includes only the Debt Service figure and does not gross-up the totals by showing the Interfund Transfers for said Debt Service.

LEGEND
New Account
Budget Amendment in Process

Beginning Fund Balance (as of 9/30/2024)	3,241,928
FY 2025 Revenues (Actual YTD)	1,284,355
FY 2025 Revenues (Forecasted)	-
FY 2025 Encumbrances (as of Report Date)	(2,176,856)
FY 2025 Expenditures (Actual YTD)	(716,564)
FY 2025 Expenses/Encumbrances (Forecasted)	(1,203,823)
Preliminary Available Carryforward	429,040
FY 2026 Carryforward (Finance Plan)	(429,040)