Pompano Beach
Community Redevelopment Agency

East District

Financial Impact Analysis: HX Legislation and CRA-Split Adjustments

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"The mission of the Pompano Beach Community Redevelopment Agency (CRA) is to foster vibrant, economically thriving neighborhoods by eliminating conditions of slum and blight, supporting business growth, improving infrastructure, and enhancing the quality of life for residents, businesses, and visitors."

Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Synopsis

Scenario 1 - HX Legislation Impact (Balanced Budget)

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 20,690,919**	$ -	$ 3,531,208	$ 3,528,565	$ 3,535,790	$ 3,962,055	$ 6,133,301
Broward County	**$ 22,466,149**	-	3,834,177	3,831,307	3,839,152	4,301,990	6,659,523
North Broward Hospital District	**$ 4,917,695**	-	839,346	838,747	840,492	941,745	1,457,365
Subtotal - Tax Increment	***$ 48,074,763***	***$ -***	***$ 8,204,731***	***$ 8,198,619***	***$ 8,215,434***	***$ 9,205,790***	***$ 14,250,189***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 400,800**	-	81,600	65,600	65,800	73,700	114,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 68,490,353**	**$ 18,984,300**	**$ 8,480,428**	**$ 8,464,139**	**$ 8,487,152**	**$ 9,491,586**	**$ 14,582,748**
Total Sources	**$ 83,008,969**	**$ 18,984,300**	**$ 22,999,044**	**$ 8,464,139**	**$ 8,487,152**	**$ 9,491,586**	**$ 14,582,748**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 5,649,007**	-	1,051,900	1,089,511	1,128,439	1,168,728	1,210,429
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 11,447,939***	***$ -***	***$ 2,114,408***	***$ 2,199,122***	***$ 2,287,234***	***$ 2,378,892***	***$ 2,468,283***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 5,976,785**	$ -	$ -	$ -	$ -	$ 644,944	$ 5,331,841
Total Tier-1 Uses	**$ 21,821,609**	**$ -**	**$ 3,215,297**	**$ 3,295,559**	**$ 3,388,001**	**$ 4,122,628**	**$ 7,800,124**
Preliminary Surplus/(Deficit)	**$ 61,187,360**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,168,580**	**$ 5,099,151**	**$ 5,368,958**	**$ 6,782,624**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 41,678,060**	$ 18,800,000	$ 12,433,747	$ 2,568,780	$ 2,487,051	$ 2,244,058	$ 3,144,424
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 48,481,060	***$ 18,800,000***	***$ 16,761,747***	***$ 3,168,580***	***$ 3,099,151***	***$ 2,868,958***	***$ 3,782,624***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 61,187,360**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,168,580**	**$ 5,099,151**	**$ 5,368,958**	**$ 6,782,624**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Pompano Beach Community Redevelopment Agency

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Synopsis

Scenario 2 - ADJ CRA Split from 95% to 90%

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	$ **14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	$ **20,620,932**	$ -	$ 3,345,355	$ 3,486,041	$ 3,631,652	$ 4,045,350	$ 6,112,534
Broward County	$ **22,390,156**	-	3,632,378	3,785,135	3,943,238	4,392,431	6,636,974
North Broward Hospital District	$ **4,900,846**	-	795,170	828,605	863,210	961,477	1,452,384
Subtotal - Tax Increment	***$ 47,911,934***	***$ -***	***$ 7,772,903***	***$ 8,099,781***	***$ 8,438,100***	***$ 9,399,258***	***$ 14,201,892***
Miscellaneous							
Building Rentals	$ **1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	$ **402,900**	-	81,600	64,800	67,600	75,200	113,700
Financing							
Tax Increment Revenue Bonds, Series 2027	$ **18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 68,329,624**	**$ 18,984,300**	**$ 8,048,600**	**$ 8,364,501**	**$ 8,711,618**	**$ 9,686,554**	**$ 14,534,051**
Total Sources	**$ 82,848,240**	**$ 18,984,300**	**$ 22,567,216**	**$ 8,364,501**	**$ 8,711,618**	**$ 9,686,554**	**$ 14,534,051**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	$ **3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	$ **238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	$ **5,345,718**	-	995,342	1,030,974	1,067,852	1,106,022	1,145,528
Miscellaneous Operating Expense	$ **2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 11,144,650***	***$ -***	***$ 2,057,850***	***$ 2,140,585***	***$ 2,226,647***	***$ 2,316,186***	***$ 2,403,382***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	$ **2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	$ **1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	$ **5,662,217**	$ -	$ -	$ -	$ -	$ 610,999	$ 5,051,218
Total Tier-1 Uses	**$ 21,203,752**	**$ -**	**$ 3,158,739**	**$ 3,237,022**	**$ 3,327,414**	**$ 4,025,977**	**$ 7,454,600**
Preliminary Surplus/(Deficit)	**$ 61,644,488**	**$ 18,984,300**	**$ 19,408,477**	**$ 5,127,479**	**$ 5,384,204**	**$ 5,660,577**	**$ 7,079,451**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	$ **184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	$ **10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	$ **44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	$ **1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	$ **928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	$ **3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	$ **884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	$ **2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (2,061,717)**	**$ -**	**$ (375,270)**	**$ (395,050)**	**$ (411,896)**	**$ (429,731)**	**$ (449,770)**

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Synopsis

Scenario 2 - ADJ CRA Split from 95% to 80%

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 18,329,717**	$ -	$ 2,973,649	$ 3,098,703	$ 3,228,135	$ 3,595,867	$ 5,433,363
Broward County	**$ 19,902,361**	-	3,228,781	3,364,564	3,505,101	3,904,383	5,899,532
North Broward Hospital District	**$ 4,356,308**	-	706,818	736,538	767,298	854,646	1,291,008
Subtotal - Tax Increment	***$ 42,588,386***	***$ -***	***$ 6,909,248***	***$ 7,199,805***	***$ 7,500,534***	***$ 8,354,896***	***$ 12,623,903***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 367,200**	-	81,600	57,600	60,100	66,900	101,000
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 62,970,376**	**$ 18,984,300**	**$ 7,184,945**	**$ 7,457,325**	**$ 7,766,552**	**$ 8,633,892**	**$ 12,943,362**
Total Sources	**$ 77,488,992**	**$ 18,984,300**	**$ 21,703,561**	**$ 7,457,325**	**$ 7,766,552**	**$ 8,633,892**	**$ 12,943,362**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 4,739,134**	-	882,226	913,898	946,679	980,608	1,015,723
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 10,538,066***	***$ -***	***$ 1,944,734***	***$ 2,023,509***	***$ 2,105,474***	***$ 2,190,772***	***$ 2,273,577***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 5,033,081**	$ -	$ -	$ -	$ -	$ 543,110	$ 4,489,971
Total Tier-1 Uses	**$ 19,968,032**	**$ -**	**$ 3,045,623**	**$ 3,119,946**	**$ 3,206,241**	**$ 3,832,674**	**$ 6,763,548**
Preliminary Surplus/(Deficit)	**$ 57,520,960**	**$ 18,984,300**	**$ 18,657,938**	**$ 4,337,379**	**$ 4,560,311**	**$ 4,801,218**	**$ 6,179,814**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (6,185,245)**	**$ -**	**$ (1,125,809)**	**$ (1,185,150)**	**$ (1,235,789)**	**$ (1,289,090)**	**$ (1,349,407)**

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Scenario 2 - ADJ CRA Split from 95% to 70%

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 16,038,503**	$ -	$ 2,601,943	$ 2,711,365	$ 2,824,618	$ 3,146,384	$ 4,754,193
Broward County	**$ 17,414,566**	-	2,825,183	2,943,994	3,066,963	3,416,335	5,162,091
North Broward Hospital District	**$ 3,811,768**	-	618,466	644,470	671,385	747,815	1,129,632
Subtotal - Tax Increment	***$ 37,264,837***	***$ -***	***$ 6,045,592***	***$ 6,299,829***	***$ 6,562,966***	***$ 7,310,534***	***$ 11,045,916***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 331,500**	-	81,600	50,400	52,600	58,500	88,400
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 57,611,127**	**$ 18,984,300**	**$ 6,321,289**	**$ 6,550,149**	**$ 6,821,484**	**$ 7,581,130**	**$ 11,352,775**
Total Sources	**$ 72,129,743**	**$ 18,984,300**	**$ 20,839,905**	**$ 6,550,149**	**$ 6,821,484**	**$ 7,581,130**	**$ 11,352,775**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 4,132,550**	-	769,109	796,822	825,506	855,193	885,920
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 9,931,482***	***$ -***	***$ 1,831,617***	***$ 1,906,433***	***$ 1,984,301***	***$ 2,065,357***	***$ 2,143,774***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 4,403,947**	$ -	$ -	$ -	$ -	$ 475,222	$ 3,928,725
Total Tier-1 Uses	**$ 18,732,314**	**$ -**	**$ 2,932,506**	**$ 3,002,870**	**$ 3,085,068**	**$ 3,639,371**	**$ 6,072,499**
Preliminary Surplus/(Deficit)	**$ 53,397,429**	**$ 18,984,300**	**$ 17,907,399**	**$ 3,547,279**	**$ 3,736,416**	**$ 3,941,759**	**$ 5,280,276**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (10,308,776)**	**$ -**	**$ (1,876,348)**	**$ (1,975,250)**	**$ (2,059,684)**	**$ (2,148,549)**	**$ (2,248,945)**

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Scenario 2 - ADJ CRA Split from 95% to 60%

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 13,747,289**	$ -	$ 2,230,237	$ 2,324,028	$ 2,421,101	$ 2,696,900	$ 4,075,023
Broward County	**$ 14,926,771**	-	2,421,586	2,523,423	2,628,825	2,928,288	4,424,649
North Broward Hospital District	**$ 3,267,229**	-	530,113	552,403	575,473	640,984	968,256
Subtotal - Tax Increment	***$ 31,941,289***	***$ -***	***$ 5,181,936***	***$ 5,399,854***	***$ 5,625,399***	***$ 6,266,172***	***$ 9,467,928***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 295,900**	-	81,600	43,200	45,100	50,200	75,800
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 52,251,979**	**$ 18,984,300**	**$ 5,457,633**	**$ 5,642,974**	**$ 5,876,417**	**$ 6,528,468**	**$ 9,762,187**
Total Sources	**$ 66,770,595**	**$ 18,984,300**	**$ 19,976,249**	**$ 5,642,974**	**$ 5,876,417**	**$ 6,528,468**	**$ 9,762,187**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 3,525,968**	-	655,993	679,747	704,333	729,779	756,116
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 9,324,900***	***$ -***	***$ 1,718,501***	***$ 1,789,358***	***$ 1,863,128***	***$ 1,939,943***	***$ 2,013,970***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 3,774,810**	$ -	$ -	$ -	$ -	$ 407,332	$ 3,367,478
Total Tier-1 Uses	**$ 17,496,595**	**$ -**	**$ 2,819,390**	**$ 2,885,795**	**$ 2,963,895**	**$ 3,446,067**	**$ 5,381,448**
Preliminary Surplus/(Deficit)	**$ 49,274,000**	**$ 18,984,300**	**$ 17,156,859**	**$ 2,757,179**	**$ 2,912,522**	**$ 3,082,401**	**$ 4,380,739**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (14,432,205)**	**$ -**	**$ (2,626,888)**	**$ (2,765,350)**	**$ (2,883,578)**	**$ (3,007,907)**	**$ (3,148,482)**

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Scenario 2 - ADJ CRA Split from 95% to 50%

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	$ 14,518,616	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	$ 11,456,074	$ -	$ 1,858,531	$ 1,936,690	$ 2,017,584	$ 2,247,417	$ 3,395,852
Broward County	$ 12,438,977	-	2,017,988	2,102,853	2,190,688	2,440,240	3,687,208
North Broward Hospital District	$ 2,722,692	-	441,761	460,336	479,561	534,154	806,880
Subtotal - Tax Increment	*$ 26,617,743*	*$ -*	*$ 4,318,280*	*$ 4,499,879*	*$ 4,687,833*	*$ 5,221,811*	*$ 7,889,940*
Miscellaneous							
Building Rentals	$ 1,030,490	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	$ 260,200	-	81,600	36,000	37,600	41,800	63,200
Financing							
Tax Increment Revenue Bonds, Series 2027	$ 18,984,300	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 46,892,733**	**$ 18,984,300**	**$ 4,593,977**	**$ 4,735,799**	**$ 4,931,351**	**$ 5,475,707**	**$ 8,171,599**
Total Sources	**$ 61,411,349**	**$ 18,984,300**	**$ 19,112,593**	**$ 4,735,799**	**$ 4,931,351**	**$ 5,475,707**	**$ 8,171,599**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	$ 3,001,027	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	$ 238,608	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	$ 2,919,385	-	542,876	562,671	583,160	604,365	626,313
Miscellaneous Operating Expense	$ 2,559,297	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	*$ 8,718,317*	*$ -*	*$ 1,605,384*	*$ 1,672,282*	*$ 1,741,955*	*$ 1,814,529*	*$ 1,884,167*
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	$ 2,811,267	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	$ 1,585,618	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	*$ 4,396,885*	*$ -*	*$ 1,100,889*	*$ 1,096,437*	*$ 1,100,767*	*$ 1,098,792*	*$ -*
Reserve							
New Construction Forecast (Developments 2030-2031)	$ 3,145,678	$ -	$ -	$ -	$ -	$ 339,445	$ 2,806,233
Total Tier-1 Uses	**$ 16,260,880**	**$ -**	**$ 2,706,273**	**$ 2,768,719**	**$ 2,842,722**	**$ 3,252,766**	**$ 4,690,400**
Preliminary Surplus/(Deficit)	**$ 45,150,469**	**$ 18,984,300**	**$ 16,406,320**	**$ 1,967,080**	**$ 2,088,629**	**$ 2,222,941**	**$ 3,481,199**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	$ 184,300	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	$ 10,052,000	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	*$ 10,236,300*	*$ 184,300*	*$ 552,000*	*$ 2,000,000*	*$ 2,000,000*	*$ 2,500,000*	*$ 3,000,000*
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	$ 44,196,905	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	$ 1,250,000	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	$ 928,300	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	$ 3,740,000	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	$ 884,700	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	*$ 18,800,000*	*$ 16,761,747*	*$ 3,522,529*	*$ 3,796,100*	*$ 3,590,308*	*$ 4,529,221*
Reserve							
Redevelopment Investment	$ 2,470,000	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (18,555,736)**	**$ -**	**$ (3,377,427)**	**$ (3,555,449)**	**$ (3,707,471)**	**$ (3,867,367)**	**$ (4,048,022)**

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Scenario 3 - ADJ CRA Split from 95% to 90%; HX Legislation

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 19,601,924**	$ -	$ 3,345,355	$ 3,342,851	$ 3,349,696	$ 3,753,526	$ 5,810,496
Broward County	**$ 21,283,719**	-	3,632,378	3,629,659	3,637,091	4,075,569	6,309,022
North Broward Hospital District	**$ 4,658,869**	-	795,170	794,603	796,256	892,179	1,380,661
Subtotal - Tax Increment	***$ 45,544,512***	***$ -***	***$ 7,772,903***	***$ 7,767,113***	***$ 7,783,043***	***$ 8,721,274***	***$ 13,500,179***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 384,000**	-	81,600	62,200	62,300	69,800	108,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 65,943,302**	**$ 18,984,300**	**$ 8,048,600**	**$ 8,029,233**	**$ 8,051,261**	**$ 9,003,170**	**$ 13,826,738**
Total Sources	**$ 80,461,918**	**$ 18,984,300**	**$ 22,567,216**	**$ 8,029,233**	**$ 8,051,261**	**$ 9,003,170**	**$ 13,826,738**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 5,345,718**	-	995,342	1,030,974	1,067,852	1,106,022	1,145,528
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 11,144,650***	***$ -***	***$ 2,057,850***	***$ 2,140,585***	***$ 2,226,647***	***$ 2,316,186***	***$ 2,403,382***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 5,662,216**	$ -	$ -	$ -	$ -	$ 610,998	$ 5,051,218
Total Tier-1 Uses	**$ 21,203,751**	**$ -**	**$ 3,158,739**	**$ 3,237,022**	**$ 3,327,414**	**$ 4,025,976**	**$ 7,454,600**
Preliminary Surplus/(Deficit)	**$ 59,258,167**	**$ 18,984,300**	**$ 19,408,477**	**$ 4,792,211**	**$ 4,723,847**	**$ 4,977,194**	**$ 6,372,138**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (4,448,038)**	**$ -**	**$ (375,270)**	**$ (730,318)**	**$ (1,072,253)**	**$ (1,113,114)**	**$ (1,157,083)**

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Scenario 3 - ADJ CRA Split from 95% to 80%; HX Legislation

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 17,423,932**	$ -	$ 2,973,649	$ 2,971,423	$ 2,977,507	$ 3,336,468	$ 5,164,885
Broward County	**$ 18,918,862**	-	3,228,781	3,226,364	3,232,970	3,622,728	5,608,019
North Broward Hospital District	**$ 4,141,217**	-	706,818	706,313	707,783	793,048	1,227,255
Subtotal - Tax Increment	***$ 40,484,011***	***$ -***	***$ 6,909,248***	***$ 6,904,100***	***$ 6,918,260***	***$ 7,752,244***	***$ 12,000,159***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 350,500**	-	81,600	55,300	55,400	62,100	96,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 60,849,301**	**$ 18,984,300**	**$ 7,184,945**	**$ 7,159,320**	**$ 7,179,578**	**$ 8,026,440**	**$ 12,314,718**
Total Sources	**$ 75,367,917**	**$ 18,984,300**	**$ 21,703,561**	**$ 7,159,320**	**$ 7,179,578**	**$ 8,026,440**	**$ 12,314,718**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 4,739,134**	-	882,226	913,898	946,679	980,608	1,015,723
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 10,538,066***	***$ -***	***$ 1,944,734***	***$ 2,023,509***	***$ 2,105,474***	***$ 2,190,772***	***$ 2,273,577***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 5,033,081**	$ -	$ -	$ -	$ -	$ 543,110	$ 4,489,971
Total Tier-1 Uses	**$ 19,968,032**	**$ -**	**$ 3,045,623**	**$ 3,119,946**	**$ 3,206,241**	**$ 3,832,674**	**$ 6,763,548**
Preliminary Surplus/(Deficit)	**$ 55,399,885**	**$ 18,984,300**	**$ 18,657,938**	**$ 4,039,374**	**$ 3,973,337**	**$ 4,193,766**	**$ 5,551,170**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (8,306,320)**	**$ -**	**$ (1,125,809)**	**$ (1,483,155)**	**$ (1,822,763)**	**$ (1,896,542)**	**$ (1,978,051)**

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Scenario 3 - ADJ CRA Split from 95% to 70%; HX Legislation

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 15,245,940**	$ -	$ 2,601,943	$ 2,599,995	$ 2,605,319	$ 2,919,409	$ 4,519,274
Broward County	**$ 16,554,004**	-	2,825,183	2,823,068	2,828,849	3,169,887	4,907,017
North Broward Hospital District	**$ 3,623,565**	-	618,466	618,024	619,310	693,917	1,073,848
Subtotal - Tax Increment	***$ 35,423,509***	***$ -***	***$ 6,045,592***	***$ 6,041,087***	***$ 6,053,478***	***$ 6,783,213***	***$ 10,500,139***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 316,900**	-	81,600	48,400	48,500	54,300	84,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 55,755,199**	**$ 18,984,300**	**$ 6,321,289**	**$ 6,289,407**	**$ 6,307,896**	**$ 7,049,609**	**$ 10,802,698**
Total Sources	**$ 70,273,815**	**$ 18,984,300**	**$ 20,839,905**	**$ 6,289,407**	**$ 6,307,896**	**$ 7,049,609**	**$ 10,802,698**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 4,132,550**	-	769,109	796,822	825,506	855,193	885,920
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 9,931,482***	***$ -***	***$ 1,831,617***	***$ 1,906,433***	***$ 1,984,301***	***$ 2,065,357***	***$ 2,143,774***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 4,403,945**	$ -	$ -	$ -	$ -	$ 475,220	$ 3,928,725
Total Tier-1 Uses	**$ 18,732,312**	**$ -**	**$ 2,932,506**	**$ 3,002,870**	**$ 3,085,068**	**$ 3,639,369**	**$ 6,072,499**
Preliminary Surplus/(Deficit)	**$ 51,541,503**	**$ 18,984,300**	**$ 17,907,399**	**$ 3,286,537**	**$ 3,222,828**	**$ 3,410,240**	**$ 4,730,199**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (12,164,702)**	**$ -**	**$ (1,876,348)**	**$ (2,235,992)**	**$ (2,573,272)**	**$ (2,680,068)**	**$ (2,799,022)**

Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Synopsis

Scenario 3 - ADJ CRA Split from 95% to 60%; HX Legislation

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 13,067,949**	$ -	$ 2,230,237	$ 2,228,567	$ 2,233,130	$ 2,502,351	$ 3,873,664
Broward County	**$ 14,189,146**	-	2,421,586	2,419,773	2,424,727	2,717,046	4,206,014
North Broward Hospital District	**$ 3,105,912**	-	530,113	529,735	530,837	594,786	920,441
Subtotal - Tax Increment	***$ 30,363,007***	***$ -***	***$ 5,181,936***	***$ 5,178,075***	***$ 5,188,694***	***$ 5,814,183***	***$ 9,000,119***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 283,400**	-	81,600	41,500	41,600	46,600	72,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 50,661,197**	**$ 18,984,300**	**$ 5,457,633**	**$ 5,419,495**	**$ 5,436,212**	**$ 6,072,879**	**$ 9,290,678**
Total Sources	**$ 65,179,813**	**$ 18,984,300**	**$ 19,976,249**	**$ 5,419,495**	**$ 5,436,212**	**$ 6,072,879**	**$ 9,290,678**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 3,525,968**	-	655,993	679,747	704,333	729,779	756,116
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 9,324,900***	***$ -***	***$ 1,718,501***	***$ 1,789,358***	***$ 1,863,128***	***$ 1,939,943***	***$ 2,013,970***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 3,774,811**	$ -	$ -	$ -	$ -	$ 407,333	$ 3,367,478
Total Tier-1 Uses	**$ 17,496,596**	**$ -**	**$ 2,819,390**	**$ 2,885,795**	**$ 2,963,895**	**$ 3,446,068**	**$ 5,381,448**
Preliminary Surplus/(Deficit)	**$ 47,683,217**	**$ 18,984,300**	**$ 17,156,859**	**$ 2,533,700**	**$ 2,472,317**	**$ 2,626,811**	**$ 3,909,230**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (16,022,988)**	**$ -**	**$ (2,626,888)**	**$ (2,988,829)**	**$ (3,323,783)**	**$ (3,463,497)**	**$ (3,619,991)**

Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Synopsis

Scenario 3 - ADJ CRA Split from 95% to 50%; HX Legislation

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Carryforward							
Carryforward of Project Appropriations	**$ 14,518,616**	$ -	$14,518,616				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 10,889,957**	$ -	$ 1,858,531	$ 1,857,139	$ 1,860,942	$ 2,085,292	$ 3,228,053
Broward County	**$ 11,824,288**	-	2,017,988	2,016,477	2,020,606	2,264,205	3,505,012
North Broward Hospital District	**$ 2,588,260**	-	441,761	441,446	442,364	495,655	767,034
Subtotal - Tax Increment	***$ 25,302,505***	***$ -***	***$ 4,318,280***	***$ 4,315,062***	***$ 4,323,912***	***$ 4,845,152***	***$ 7,500,099***
Miscellaneous							
Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 249,700**	-	81,600	34,600	34,600	38,800	60,100
Financing							
Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 45,566,995**	**$ 18,984,300**	**$ 4,593,977**	**$ 4,549,582**	**$ 4,564,430**	**$ 5,096,048**	**$ 7,778,658**
Total Sources	**$ 60,085,611**	**$ 18,984,300**	**$ 19,112,593**	**$ 4,549,582**	**$ 4,564,430**	**$ 5,096,048**	**$ 7,778,658**
Use (Expenditures)							
TIER-1 Uses							
Operations							
Dedicated Personnel Allocation (City staff)	**$ 3,001,027**	$ -	$ 543,110	$ 570,266	$ 598,779	$ 628,718	$ 660,154
City Administrative Cost Allocation	**$ 238,608**	-	44,908	46,300	47,700	49,100	50,600
Tax Increment Split with Developer	**$ 2,919,385**	-	542,876	562,671	583,160	604,365	626,313
Miscellaneous Operating Expense	**$ 2,559,297**	-	474,490	493,045	512,316	532,346	547,100
Subtotal - Operations	***$ 8,718,317***	***$ -***	***$ 1,605,384***	***$ 1,672,282***	***$ 1,741,955***	***$ 1,814,529***	***$ 1,884,167***
Debt Service							
Series 2013A Bond (tax-exempt refunding of 2010A)	**$ 2,811,267**	$ -	$ 705,475	$ 703,377	$ 705,496	$ 696,919	$ -
Series 2013B Bond (tax-exempt)	**$ 1,585,618**	-	395,414	393,060	395,271	401,873	-
Subtotal - Debt Service	***$ 4,396,885***	***$ -***	***$ 1,100,889***	***$ 1,096,437***	***$ 1,100,767***	***$ 1,098,792***	***$ -***
Reserve							
New Construction Forecast (Developments 2030-2031)	**$ 3,145,676**	$ -	$ -	$ -	$ -	$ 339,444	$ 2,806,232
Total Tier-1 Uses	**$ 16,260,878**	**$ -**	**$ 2,706,273**	**$ 2,768,719**	**$ 2,842,722**	**$ 3,252,765**	**$ 4,690,399**
Preliminary Surplus/(Deficit)	**$ 43,824,733**	**$ 18,984,300**	**$ 16,406,320**	**$ 1,780,863**	**$ 1,721,708**	**$ 1,843,283**	**$ 3,088,259**
TIER-2 Uses							
Debt Service							
Tax Increment Revenue Bonds, Series 2027							
Costs of Issuance	**$ 184,300**	$ 184,300	$ -	$ -	$ -	$ -	$ -
Debt Service	**$ 10,052,000**	-	552,000	2,000,000	2,000,000	2,500,000	3,000,000
Subtotal - Debt Service	***$ 10,236,300***	***$ 184,300***	***$ 552,000***	***$ 2,000,000***	***$ 2,000,000***	***$ 2,500,000***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,196,905**	$ 18,800,000	$ 12,433,747	$ 2,922,729	$ 3,184,000	$ 2,965,408	$ 3,891,021
Redevelopment Initiatives	**$ 1,250,000**	-	250,000	250,000	250,000	250,000	250,000
Area Stabilization	**$ 928,300**	-	168,000	176,400	185,200	194,500	204,200
Property Acquisition	**$ 3,740,000**	-	3,740,000	-	-	-	-
Consultants and Professional/Design Services	**$ 884,700**	-	170,000	173,400	176,900	180,400	184,000
	$ 50,999,905	***$ 18,800,000***	***$ 16,761,747***	***$ 3,522,529***	***$ 3,796,100***	***$ 3,590,308***	***$ 4,529,221***
Reserve							
Redevelopment Investment	**$ 2,470,000**	$ -	$ 2,470,000	$ -	$ -	$ -	$ -
Total Tier-2 Uses	**$ 63,706,205**	**$ 18,984,300**	**$ 19,783,747**	**$ 5,522,529**	**$ 5,796,100**	**$ 6,090,308**	**$ 7,529,221**
Surplus/(Deficit)	**$ (19,881,472)**	**$ -**	**$ (3,377,427)**	**$ (3,741,666)**	**$ (4,074,392)**	**$ (4,247,025)**	**$ (4,440,962)**

Our Mission

"The mission of the Pompano Beach Community Redevelopment Agency (CRA) is to foster vibrant, economically thriving neighborhoods by eliminating conditions of slum and blight, supporting business growth, improving infrastructure, and enhancing the quality of life for residents, businesses, and visitors."

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY

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