Pompano Beach
Community Redevelopment Agency

Northwest District

Financial Impact Analysis: HX Legislation and CRA-Split Adjustments

POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY

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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

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Scenario 1 - HX Legislation Impact (Balanced Budget)

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 54,543,019**	$ 10,546,505	$ 10,265,461	$ 10,471,146	$ 11,024,061	$ 12,235,846
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 1,022,000**	200,000	186,000	192,000	204,000	240,000
Total Forecasted Revenues	**$ 56,480,810**	**$ 10,890,839**	**$ 10,636,546**	**$ 10,853,840**	**$ 11,422,959**	**$ 12,676,626**
Total Sources	**$ 74,092,351**	**$ 28,502,380**	**$ 10,636,546**	**$ 10,853,840**	**$ 11,422,959**	**$ 12,676,626**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,641,020**	302,187	314,685	327,684	341,202	355,262
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 12,132,468***	***$ 2,223,526***	***$ 2,318,755***	***$ 2,420,818***	***$ 2,530,498***	***$ 2,638,871***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 857,525**	-	-	-	72,622	784,903
Total Tier-1 Uses	**$ 19,285,643**	**$ 3,482,876**	**$ 3,575,805**	**$ 3,679,818**	**$ 3,863,170**	**$ 4,683,974**
Preliminary Surplus/(Deficit)	**$ 54,806,708**	**$ 25,019,504**	**$ 7,060,741**	**$ 7,174,022**	**$ 7,559,789**	**$ 7,992,652**

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Scenario 1 - HX Legislation Impact (Balanced Budget)

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (861,994)**	$ -	$ -	$ -	$ -	$ (861,994)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,583,374)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,709,468)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,883,455**	600,000	600,000	600,000	583,455	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 5,503,996**	3,030,900	1,160,716	318,278	33,800	960,302
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 19,327,951***	***$ 6,247,300***	***$ 3,534,916***	***$ 2,728,578***	***$ 2,466,855***	***$ 4,350,302***
Reserve (4)						
Redevelopment Project Reserve	**$ 270,000**	$ 270,000	$ -	$ -	$ -	$ -
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 11,730,286**	**$ 699,396**	**$ 1,800,000**	**$ 2,364,982**	**$ 6,085,018**	**$ 780,890**
Total Tier-2 Uses	**$ 54,806,708**	**$ 25,019,504**	**$ 7,060,741**	**$ 7,174,022**	**$ 7,559,789**	**$ 7,992,652**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 56,584,555**	$ 9,991,426	$ 10,516,923	$ 11,240,020	$ 11,816,634	$ 13,019,552
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 1,064,000**	200,000	192,000	204,000	216,000	252,000
Total Forecasted Revenues	**$ 58,564,346**	**$ 10,335,760**	**$ 10,894,008**	**$ 11,634,714**	**$ 12,227,532**	**$ 13,472,332**
Total Sources	**$ 76,175,887**	**$ 27,947,301**	**$ 10,894,008**	**$ 11,634,714**	**$ 12,227,532**	**$ 13,472,332**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,554,650**	286,282	298,123	310,437	323,244	336,564
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 12,046,098***	***$ 2,207,621***	***$ 2,302,193***	***$ 2,403,571***	***$ 2,512,540***	***$ 2,620,173***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 812,392**	-	-	-	68,800	743,592
Total Tier-1 Uses	**$ 19,154,140**	**$ 3,466,971**	**$ 3,559,243**	**$ 3,662,571**	**$ 3,841,390**	**$ 4,623,965**
Preliminary Surplus/(Deficit)	**$ 57,021,747**	**$ 24,480,330**	**$ 7,334,765**	**$ 7,972,143**	**$ 8,386,142**	**$ 8,848,367**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (816,626)**	$ -	$ -	$ -	$ -	$ (816,626)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,538,006)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,664,100)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	$ 60,127,197	$ 25,019,504	$ 7,914,476	$ 8,591,341	$ 9,032,841	$ 9,569,035
Surplus/(Deficit)	$ (3,105,450)	$ (539,174)	$ (579,711)	$ (619,198)	$ (646,699)	$ (720,668)

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 50,297,383**	$ 8,881,268	$ 9,348,376	$ 9,991,129	$ 10,503,675	$ 11,572,935
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 968,000**	200,000	174,000	180,000	192,000	222,000
Total Forecasted Revenues	**$ 52,181,174**	**$ 9,225,602**	**$ 9,707,461**	**$ 10,361,823**	**$ 10,890,573**	**$ 11,995,715**
Total Sources	**$ 69,792,715**	**$ 26,837,143**	**$ 9,707,461**	**$ 10,361,823**	**$ 10,890,573**	**$ 11,995,715**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,381,911**	254,473	264,998	275,944	287,328	299,168
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,873,359***	***$ 2,175,812***	***$ 2,269,068***	***$ 2,369,078***	***$ 2,476,624***	***$ 2,582,777***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 722,127**	-	-	-	61,156	660,971
Total Tier-1 Uses	**$ 18,891,136**	**$ 3,435,162**	**$ 3,526,118**	**$ 3,628,078**	**$ 3,797,830**	**$ 4,503,948**
Preliminary Surplus/(Deficit)	**$ 50,901,579**	**$ 23,401,981**	**$ 6,181,343**	**$ 6,733,745**	**$ 7,092,743**	**$ 7,491,767**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	$ (725,890)	$ -	$ -	$ -	$ -	$ (725,890)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	$ (23,224,500)	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	$ (32,236,950)	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	$ (34,259,930)	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	$ (90,447,270)	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,573,364)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	$ 224,500	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	$ 7,576,698	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	$ 311,950	-	-	311,950	-	-
Debt Service	$ 4,741,419	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	*$ 12,854,567*	*$ 892,898*	*$ 1,725,825*	*$ 2,957,394*	*$ 3,636,100*	*$ 3,642,350*
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	$ 59,223,038	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	$ 13,106,372	13,106,372	-	-	-	-
Public Parking	$ 8,000,000	-	4,282,491	3,717,509	-	-
ILA Rent Payments	$ 21,147,868	-	-	-	8,219,290	12,928,578
	$ 101,477,278	*$ 40,404,410*	*$ 4,282,491*	*$ 35,642,509*	*$ 8,219,290*	*$ 12,928,578*
Down-Payment/Rental Assistance Program	$ 2,500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	$ 850,000	850,000	-	-	-	-
Vertical Project Development and Assistance	$ 2,954,000	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	$ 3,900,000	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	$ 2,235,600	424,000	434,600	445,500	458,900	472,600
Property Acquisition	$ 8,762,572	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	$ 1,400,900	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	*$ 22,603,072*	*$ 6,247,300*	*$ 3,888,651*	*$ 3,645,897*	*$ 3,439,907*	*$ 5,381,317*
Reserve (4)						
Redevelopment Project Reserve	$ 2,270,000	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	$ 10,679,396	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	$ 780,890	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,217,933**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,659,771**
Surplus/(Deficit)	**$ (9,316,354)**	**$ (1,617,523)**	**$ (1,733,133)**	**$ (1,857,596)**	**$ (1,940,098)**	**$ (2,168,004)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 44,010,209**	$ 7,771,109	$ 8,179,829	$ 8,742,238	$ 9,190,715	$ 10,126,318
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 878,000**	200,000	150,000	162,000	168,000	198,000
Total Forecasted Revenues	**$ 45,804,000**	**$ 8,115,443**	**$ 8,514,914**	**$ 9,094,932**	**$ 9,553,613**	**$ 10,525,098**
Total Sources	**$ 63,415,541**	**$ 25,726,984**	**$ 8,514,914**	**$ 9,094,932**	**$ 9,553,613**	**$ 10,525,098**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,209,172**	222,664	231,873	241,451	251,412	261,772
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,700,620***	***$ 2,144,003***	***$ 2,235,943***	***$ 2,334,585***	***$ 2,440,708***	***$ 2,545,381***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 631,861**	-	-	-	53,511	578,350
Total Tier-1 Uses	**$ 18,628,131**	**$ 3,403,353**	**$ 3,492,993**	**$ 3,593,585**	**$ 3,754,269**	**$ 4,383,931**
Preliminary Surplus/(Deficit)	**$ 44,787,410**	**$ 22,323,631**	**$ 5,021,921**	**$ 5,501,347**	**$ 5,799,344**	**$ 6,141,167**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (635,154)**	$ -	$ -	$ -	$ -	$ (635,154)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,356,534)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,482,628)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,308,669**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,750,507**
Surplus/(Deficit)	**$ (15,521,259)**	**$ (2,695,873)**	**$ (2,892,555)**	**$ (3,089,994)**	**$ (3,233,497)**	**$ (3,609,340)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 37,723,038**	$ 6,660,951	$ 7,011,282	$ 7,493,347	$ 7,877,756	$ 8,679,702
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 782,000**	200,000	132,000	138,000	144,000	168,000
Total Forecasted Revenues	**$ 39,420,829**	**$ 7,005,285**	**$ 7,328,367**	**$ 7,822,041**	**$ 8,216,654**	**$ 9,048,482**
Total Sources	**$ 57,032,370**	**$ 24,616,826**	**$ 7,328,367**	**$ 7,822,041**	**$ 8,216,654**	**$ 9,048,482**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,036,434**	190,855	198,749	206,958	215,496	224,376
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,527,882***	***$ 2,112,194***	***$ 2,202,819***	***$ 2,300,092***	***$ 2,404,792***	***$ 2,507,985***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 541,595**	-	-	-	45,867	495,728
Total Tier-1 Uses	**$ 18,365,127**	**$ 3,371,544**	**$ 3,459,869**	**$ 3,559,092**	**$ 3,710,709**	**$ 4,263,913**
Preliminary Surplus/(Deficit)	**$ 38,667,243**	**$ 21,245,282**	**$ 3,868,498**	**$ 4,262,949**	**$ 4,505,945**	**$ 4,784,569**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (544,417)**	$ -	$ -	$ -	$ -	$ (544,417)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,265,797)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,391,891)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,399,406**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,841,244**
Surplus/(Deficit)	**$ (21,732,163)**	**$ (3,774,222)**	**$ (4,045,978)**	**$ (4,328,392)**	**$ (4,526,896)**	**$ (5,056,675)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 31,435,863**	$ 5,550,792	$ 5,842,735	$ 6,244,455	$ 6,564,797	$ 7,233,084
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 686,000**	200,000	108,000	114,000	120,000	144,000
Total Forecasted Revenues	**$ 33,037,654**	**$ 5,895,126**	**$ 6,135,820**	**$ 6,549,149**	**$ 6,879,695**	**$ 7,577,864**
Total Sources	**$ 50,649,195**	**$ 23,506,667**	**$ 6,135,820**	**$ 6,549,149**	**$ 6,879,695**	**$ 7,577,864**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 863,695**	159,046	165,624	172,465	179,580	186,980
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,355,143***	***$ 2,080,385***	***$ 2,169,694***	***$ 2,265,599***	***$ 2,368,876***	***$ 2,470,589***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 451,329**	-	-	-	38,223	413,106
Total Tier-1 Uses	**$ 18,102,122**	**$ 3,339,735**	**$ 3,426,744**	**$ 3,524,599**	**$ 3,667,149**	**$ 4,143,895**
Preliminary Surplus/(Deficit)	**$ 32,547,073**	**$ 20,166,932**	**$ 2,709,076**	**$ 3,024,550**	**$ 3,212,546**	**$ 3,433,969**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	$ (453,681)	$ -	$ -	$ -	$ -	$ (453,681)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	$ (23,224,500)	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	$ (32,236,950)	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	$ (34,259,930)	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	$ (90,175,061)	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,301,155)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	$ 224,500	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	$ 7,576,698	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	$ 311,950	-	-	311,950	-	-
Debt Service	$ 4,741,419	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	*$ 12,854,567*	*$ 892,898*	*$ 1,725,825*	*$ 2,957,394*	*$ 3,636,100*	*$ 3,642,350*
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	$ 59,223,038	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	$ 13,106,372	13,106,372	-	-	-	-
Public Parking	$ 8,000,000	-	4,282,491	3,717,509	-	-
ILA Rent Payments	$ 21,147,868	-	-	-	8,219,290	12,928,578
	$ 101,477,278	*$ 40,404,410*	*$ 4,282,491*	*$ 35,642,509*	*$ 8,219,290*	*$ 12,928,578*
Down-Payment/Rental Assistance Program	$ 2,500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	$ 850,000	850,000	-	-	-	-
Vertical Project Development and Assistance	$ 2,954,000	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	$ 3,900,000	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	$ 2,235,600	424,000	434,600	445,500	458,900	472,600
Property Acquisition	$ 8,762,572	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	$ 1,400,900	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	*$ 22,603,072*	*$ 6,247,300*	*$ 3,888,651*	*$ 3,645,897*	*$ 3,439,907*	*$ 5,381,317*
Reserve (4)						
Redevelopment Project Reserve	$ 2,270,000	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	$ 10,679,396	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	$ 780,890	-	-	-	-	780,890
Total Forecasted Reserves	$ 13,730,286	$ 699,396	$ 2,300,000	$ 2,864,982	$ 6,585,018	$ 1,280,890
Total Tier-2 Uses	$ 60,490,142	$ 25,019,504	$ 7,914,476	$ 8,591,341	$ 9,032,841	$ 9,931,980
Surplus/(Deficit)	$ (27,943,069)	$ (4,852,572)	$ (5,205,400)	$ (5,566,791)	$ (5,820,295)	$ (6,498,011)

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	$ 17,611,541	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	$ 51,672,335	$ 9,991,426	$ 9,725,174	$ 9,920,033	$ 10,443,848	$ 11,591,854
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	$ 2,000	2,000	-	-	-	-
Building Rentals	$ 913,791	142,334	185,085	190,694	194,898	200,780
Investment Earnings	$ 980,000	200,000	180,000	180,000	192,000	228,000
Total Forecasted Revenues	$ 53,568,126	$ 10,335,760	$ 10,090,259	$ 10,290,727	$ 10,830,746	$ 12,020,634
Total Sources	$ 71,179,667	$ 27,947,301	$ 10,090,259	$ 10,290,727	$ 10,830,746	$ 12,020,634
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	$ 5,595,467	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	$ 881,307	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	$ 1,554,650	286,282	298,123	310,437	323,244	336,564
Miscellaneous Operating Expense	$ 4,014,674	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	*$ 12,046,098*	*$ 2,207,621*	*$ 2,302,193*	*$ 2,403,571*	*$ 2,512,540*	*$ 2,620,173*
Debt Service						
Tax Increment Revenue Bonds, Series 2022	$ 6,295,650	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	$ 812,393	-	-	-	68,801	743,592
Total Tier-1 Uses	$ 19,154,141	$ 3,466,971	$ 3,559,243	$ 3,662,571	$ 3,841,391	$ 4,623,965
Preliminary Surplus/(Deficit)	$ 52,025,526	$ 24,480,330	$ 6,531,016	$ 6,628,156	$ 6,989,355	$ 7,396,669

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (816,626)**	$ -	$ -	$ -	$ -	$ (816,626)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,538,006)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,664,100)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,127,197**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,569,035**
Surplus/(Deficit)	**$ (8,101,671)**	**$ (539,174)**	**$ (1,383,460)**	**$ (1,963,185)**	**$ (2,043,486)**	**$ (2,172,366)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 45,930,964**	$ 8,881,268	$ 8,644,599	$ 8,817,807	$ 9,283,420	$ 10,303,870
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 890,000**	200,000	156,000	162,000	168,000	204,000
Total Forecasted Revenues	**$ 47,736,755**	**$ 9,225,602**	**$ 8,985,684**	**$ 9,170,501**	**$ 9,646,318**	**$ 10,708,650**
Total Sources	**$ 65,348,296**	**$ 26,837,143**	**$ 8,985,684**	**$ 9,170,501**	**$ 9,646,318**	**$ 10,708,650**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,381,911**	254,473	264,998	275,944	287,328	299,168
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,873,359***	***$ 2,175,812***	***$ 2,269,068***	***$ 2,369,078***	***$ 2,476,624***	***$ 2,582,777***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 722,127**	-	-	-	61,156	660,971
Total Tier-1 Uses	**$ 18,891,136**	**$ 3,435,162**	**$ 3,526,118**	**$ 3,628,078**	**$ 3,797,830**	**$ 4,503,948**
Preliminary Surplus/(Deficit)	**$ 46,457,160**	**$ 23,401,981**	**$ 5,459,566**	**$ 5,542,423**	**$ 5,848,488**	**$ 6,204,702**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (725,890)**	$ -	$ -	$ -	$ -	$ (725,890)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,447,270)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,573,364)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,217,933**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,659,771**
Surplus/(Deficit)	**$ (13,760,773)**	**$ (1,617,523)**	**$ (2,454,910)**	**$ (3,048,918)**	**$ (3,184,353)**	**$ (3,455,069)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 40,189,593**	$ 7,771,109	$ 7,564,024	$ 7,715,581	$ 8,122,993	$ 9,015,886
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 806,000**	200,000	138,000	144,000	150,000	174,000
Total Forecasted Revenues	**$ 41,911,384**	**$ 8,115,443**	**$ 7,887,109**	**$ 8,050,275**	**$ 8,467,891**	**$ 9,390,666**
Total Sources	**$ 59,522,925**	**$ 25,726,984**	**$ 7,887,109**	**$ 8,050,275**	**$ 8,467,891**	**$ 9,390,666**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,209,172**	222,664	231,873	241,451	251,412	261,772
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,700,620***	***$ 2,144,003***	***$ 2,235,943***	***$ 2,334,585***	***$ 2,440,708***	***$ 2,545,381***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 631,861**	-	-	-	53,512	578,349
Total Tier-1 Uses	**$ 18,628,131**	**$ 3,403,353**	**$ 3,492,993**	**$ 3,593,585**	**$ 3,754,270**	**$ 4,383,930**
Preliminary Surplus/(Deficit)	**$ 40,894,794**	**$ 22,323,631**	**$ 4,394,116**	**$ 4,456,690**	**$ 4,713,621**	**$ 5,006,736**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (635,154)**	$ -	$ -	$ -	$ -	$ (635,154)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,356,534)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,482,628)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,308,669**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,750,507**
Surplus/(Deficit)	**$ (19,413,875)**	**$ (2,695,873)**	**$ (3,520,360)**	**$ (4,134,651)**	**$ (4,319,220)**	**$ (4,743,771)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 34,448,223**	$ 6,660,951	$ 6,483,449	$ 6,613,355	$ 6,962,565	$ 7,727,903
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 716,000**	200,000	120,000	120,000	126,000	150,000
Total Forecasted Revenues	**$ 36,080,014**	**$ 7,005,285**	**$ 6,788,534**	**$ 6,924,049**	**$ 7,283,463**	**$ 8,078,683**
Total Sources	**$ 53,691,555**	**$ 24,616,826**	**$ 6,788,534**	**$ 6,924,049**	**$ 7,283,463**	**$ 8,078,683**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 1,036,434**	190,855	198,749	206,958	215,496	224,376
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,527,882***	***$ 2,112,194***	***$ 2,202,819***	***$ 2,300,092***	***$ 2,404,792***	***$ 2,507,985***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 541,595**	-	-	-	45,867	495,728
Total Tier-1 Uses	**$ 18,365,127**	**$ 3,371,544**	**$ 3,459,869**	**$ 3,559,092**	**$ 3,710,709**	**$ 4,263,913**
Preliminary Surplus/(Deficit)	**$ 35,326,428**	**$ 21,245,282**	**$ 3,328,665**	**$ 3,364,957**	**$ 3,572,754**	**$ 3,814,770**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (544,417)**	$ -	$ -	$ -	$ -	$ (544,417)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,265,797)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,391,891)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,399,406**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,841,244**
Surplus/(Deficit)	**$ (25,072,978)**	**$ (3,774,222)**	**$ (4,585,811)**	**$ (5,226,384)**	**$ (5,460,087)**	**$ (6,026,474)**

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source - Revenue						
Carryforward						
Carryforward of Project Appropriations	**$ 17,611,541**	$ 17,611,541				
Revenues						
Tax Increment Revenue (TIR) Allocation						
City of Pompano Beach	**$ 28,706,852**	$ 5,550,792	$ 5,402,874	$ 5,511,129	$ 5,802,138	$ 6,439,919
Miscellaneous						
Micro-Enterprise Loan Program (repayments)	**$ 2,000**	2,000	-	-	-	-
Building Rentals	**$ 913,791**	142,334	185,085	190,694	194,898	200,780
Investment Earnings	**$ 638,000**	200,000	102,000	102,000	108,000	126,000
Total Forecasted Revenues	**$ 30,260,643**	**$ 5,895,126**	**$ 5,689,959**	**$ 5,803,823**	**$ 6,105,036**	**$ 6,766,699**
Total Sources	**$ 47,872,184**	**$ 23,506,667**	**$ 5,689,959**	**$ 5,803,823**	**$ 6,105,036**	**$ 6,766,699**
Use - Expenditures						
TIER-1 Uses						
Operations						
Dedicated Personnel Allocation (City staff)	**$ 5,595,467**	$ 1,012,638	$ 1,063,270	$ 1,116,434	$ 1,172,256	$ 1,230,869
City Administrative Cost Allocation	**$ 881,307**	166,007	171,000	176,100	181,400	186,800
Tax Increment Split with Developers	**$ 863,695**	159,046	165,624	172,465	179,580	186,980
Miscellaneous Operating Expense	**$ 4,014,674**	742,694	769,800	800,600	835,640	865,940
Subtotal - Operations	***$ 11,355,143***	***$ 2,080,385***	***$ 2,169,694***	***$ 2,265,599***	***$ 2,368,876***	***$ 2,470,589***
Debt Service						
Tax Increment Revenue Bonds, Series 2022	**$ 6,295,650**	$ 1,259,350	$ 1,257,050	$ 1,259,000	$ 1,260,050	$ 1,260,200
Reserve						
New Construction Forecast (Developments 2030-2031)	**$ 451,330**	-	-	-	38,223	413,107
Total Tier-1 Uses	**$ 18,102,123**	**$ 3,339,735**	**$ 3,426,744**	**$ 3,524,599**	**$ 3,667,149**	**$ 4,143,896**
Preliminary Surplus/(Deficit)	**$ 29,770,061**	**$ 20,166,932**	**$ 2,263,215**	**$ 2,279,224**	**$ 2,437,887**	**$ 2,622,803**

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Financing and Implementation Plan

Synopsis

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
TIER-2 (Sources)/Uses						
Sources						
Public/Private Dev. Tax Increment (RocaPoint)	**$ (453,681)**	$ -	$ -	$ -	$ -	$ (453,681)
Financing (Source)						
Tax Increment Revenue Bonds, Series 2027	**$ (23,224,500)**	(23,224,500)	-	-	-	-
Tax Increment Revenue Bonds, Series 2029	**$ (32,236,950)**	-	-	(32,236,950)	-	-
Land Sales (Source)						
Downtown Public/Private Development Agreement	**$ (34,259,930)**	-	(4,282,491)	(4,282,491)	(12,847,474)	(12,847,474)
Subtotal - Sources	**$ (90,175,061)**	(23,224,500)	(4,282,491)	(36,519,441)	(12,847,474)	(13,301,155)
Uses						
Debt Service						
Tax Increment Revenue Bonds, Series 2027						
Costs of Issuance	**$ 224,500**	$ 224,500	$ -	$ -	$ -	$ -
Debt Service	**$ 7,576,698**	668,398	1,725,825	1,726,825	1,726,325	1,729,325
Tax Increment Revenue Bonds, Series 2029						
Costs of Issuance	**$ 311,950**	-	-	311,950	-	-
Debt Service	**$ 4,741,419**	-	-	918,619	1,909,775	1,913,025
Subtotal - Debt Service	***$ 12,854,567***	***$ 892,898***	***$ 1,725,825***	***$ 2,957,394***	***$ 3,636,100***	***$ 3,642,350***
Redevelopment Area Investment						
Downtown Public/Private Development Agreement						
Infrastructure	**$ 59,223,038**	$ 27,298,038	$ -	$ 31,925,000	$ -	$ -
Land Acquisition	**$ 13,106,372**	13,106,372	-	-	-	-
Public Parking	**$ 8,000,000**	-	4,282,491	3,717,509	-	-
ILA Rent Payments	**$ 21,147,868**	-	-	-	8,219,290	12,928,578
	$ 101,477,278	***$ 40,404,410***	***$ 4,282,491***	***$ 35,642,509***	***$ 8,219,290***	***$ 12,928,578***
Down-Payment/Rental Assistance Program	**$ 2,500,000**	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Infrastructure and Streetscape Initiatives	**$ 850,000**	850,000	-	-	-	-
Vertical Project Development and Assistance	**$ 2,954,000**	556,400	573,100	590,300	608,000	626,200
Redevelopment Initiatives	**$ 3,900,000**	600,000	600,000	600,000	600,000	1,500,000
Area Stabilization	**$ 2,235,600**	424,000	434,600	445,500	458,900	472,600
Property Acquisition	**$ 8,762,572**	3,030,900	1,514,451	1,235,597	990,307	1,991,317
Consultants and Professional/Design Services	**$ 1,400,900**	286,000	266,500	274,500	282,700	291,200
Subtotal - Redevelopment Area Investment	***$ 22,603,072***	***$ 6,247,300***	***$ 3,888,651***	***$ 3,645,897***	***$ 3,439,907***	***$ 5,381,317***
Reserve (4)						
Redevelopment Project Reserve	**$ 2,270,000**	$ 270,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Downtown Public/Private Development Agreement						
Development Agreement Contingency	**$ 10,679,396**	429,396	1,800,000	2,364,982	6,085,018	-
Reserve	**$ 780,890**	-	-	-	-	780,890
Total Forecasted Reserves	**$ 13,730,286**	**$ 699,396**	**$ 2,300,000**	**$ 2,864,982**	**$ 6,585,018**	**$ 1,280,890**
Total Tier-2 Uses	**$ 60,490,142**	**$ 25,019,504**	**$ 7,914,476**	**$ 8,591,341**	**$ 9,032,841**	**$ 9,931,980**
Surplus/(Deficit)	**$ (30,720,081)**	**$ (4,852,572)**	**$ (5,651,261)**	**$ (6,312,117)**	**$ (6,594,954)**	**$ (7,309,177)**

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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