Exhibit A

Pompano Beach
Community Redevelopment Agency

East District

Financing and Implementation Plan (2027-2031)

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
East District
Financing and Implementation Plan
Summary Statement by Project (1),(2)

	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				
Total Estimated Carryforward Balances	**$ 14,518,616**	**$ -**	**$ 14,518,616**				
Revenues							
Tax Increment Revenue (TIR) Allocation							
City of Pompano Beach	**$ 21,657,668**	$ -	$ 3,513,546	$ 3,661,305	$ 3,814,236	$ 4,248,734	$ 6,419,847
Broward County	**$ 23,634,054**	-	3,834,177	3,995,420	4,162,307	4,636,455	7,005,695
North Broward Hospital District	**$ 5,173,114**	-	839,346	874,638	911,166	1,014,892	1,533,072
Subtotal - Tax Increment	***$ 50,464,836***	***$ -***	***$ 8,187,069***	***$ 8,531,363***	***$ 8,887,709***	***$ 9,900,081***	***$ 14,958,614***
Miscellaneous							
(3) Building Rentals	**$ 1,030,490**	$ -	$ 194,097	$ 199,920	$ 205,918	$ 212,096	$ 218,459
Investment Earnings	**$ 420,100**	-	81,600	68,300	71,200	79,300	119,700
Financing							
(4) Tax Increment Revenue Bonds, Series 2027	**$ 18,984,300**	18,984,300	-	-	-	-	-
Total Forecasted Revenues	**$ 70,899,726**	**$ 18,984,300**	**$ 8,462,766**	**$ 8,799,583**	**$ 9,164,827**	**$ 10,191,477**	**$ 15,296,773**
Total Sources	**$ 85,418,342**	**$ 18,984,300**	**$ 22,981,382**	**$ 8,799,583**	**$ 9,164,827**	**$ 10,191,477**	**$ 15,296,773**
Use (Expenditures)							
Expenditures							
Operations							
(5) 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	**$ 5,636,600**	-	1,049,586	1,087,117	1,125,960	1,166,163	1,207,774
Miscellaneous Operating Expense	**$ 2,583,667**	-	478,990	497,725	517,186	537,406	552,360
Subtotal - Operations	***$ 11,459,902***	***$ -***	***$ 2,116,594***	***$ 2,201,408***	***$ 2,289,625***	***$ 2,381,387***	***$ 2,470,888***
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	-
(4) 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	***$ 14,633,185***	***$ 184,300***	***$ 1,652,889***	***$ 3,096,437***	***$ 3,100,767***	***$ 3,598,792***	***$ 3,000,000***
Redevelopment Area Investment							
Infrastructure and Streetscape Initiatives	**$ 44,092,838**	$ 18,800,000	$ 12,418,399	$ 2,901,938	$ 3,162,335	$ 2,942,843	$ 3,867,323
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
Subtotal - Redevelopment Area Investment	***$ 50,895,838***	***$ 18,800,000***	***$ 16,746,399***	***$ 3,501,738***	***$ 3,774,435***	***$ 3,567,743***	***$ 4,505,523***
Total Forecasted Expenditures	**$ 76,988,925**	**$ 18,984,300**	**$ 20,515,882**	**$ 8,799,583**	**$ 9,164,827**	**$ 9,547,922**	**$ 9,976,411**

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Summary Statement by Project (1),(2)

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Reserve (6)							
Redevelopment Investment	**$ 2,465,500**	$ -	$ 2,465,500	$ -	$ -	$ -	$ -
New Construction Forecast (Developments 2030-2031)	**$ 5,963,917**	-	-	-	-	643,555	5,320,362
Subtotal - Reserve	**$ 8,429,417**	**$ -**	**$ 2,465,500**	**$ -**	**$ -**	**$ 643,555**	**$ 5,320,362**
Total Uses	**$ 85,418,342**	**$ 18,984,300**	**$ 22,981,382**	**$ 8,799,583**	**$ 9,164,827**	**$ 10,191,477**	**$ 15,296,773**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Notes:

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

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

(3) Includes rental revenue from multiple properties including 110/119/122-124 S. Federal Highway and 23 SE 22nd Avenue.

(4) Forecasted debt service is based on the following components: Principal Amount = $19 million ($18.8 million for redevelopment projects/$184K for issuance costs); Amortization Period = 25 years (maturity on or before 9/30/2052); Fixed Interest Rate = 5%.

(5) Represents an allocation of funding for the following staff positions: CRA Director (50%), Redevelopment Project Manager III (50%), Redevelopment Project Manager I (50%), Community Development Housing Inspector (25%), Real Property Manager (25%), Department Head Secretary (50%), CRA Executive Director/City Manager (6%), Assistant City Manager (15%), City Clerk (6%). Two positions are not funded herein but are still included within the authorized full-time-equivalent personnel count (Redevelopment Project Coordinator at 50% allocation and two Part-time Staff Interns at 50% allocation) should the CRA Board decide to fund them in the future as needs dictate.

(6) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects. Tax increment from new developments planned, but not currently under construction, are being reserved to highlight potential new resources available for redevelopment investment but not being relied upon to fund general redevelopment operations or debt service.

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2026	Certified FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
City of Pompano Beach (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.00%	4.52%	3.50%	3.50%	3.50%	3.50%
Existing Value	$714,136,338	$848,747,630	$878,474,808	$909,480,176	$ 941,570,732	$1,032,744,458
HX Legislation Impact (HJR1F; SJR2F)	-	-	-	-	-	-
New Construction:						
Certified (2027); Forecast (2028-2031)	744,130	20,300	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg. Remodel)	5,792,520	-	-	-	-	-
Mayla Pompano (mixed-use)	91,396,150	-	-	-	-	-
Azure (1700-1800 E. Atlantic Blvd; 303 apartments; 5,750 sq.ft. commercial)	-	-	-	-	56,000,000	-
W Pompano Beach (20 N. Ocean Blvd; 77 condos and 303 hotel/condo units; commercial/retail space)	-	-	-	-	-	210,000,000
2400 E. Atlantic Blvd (395 apartments; 13,000 sq.ft. commercial; 506-space garage)	-	-	-	-	-	90,000,000
Pompano Hotel (101 S. Ocean Blvd; 252 rooms)	-	-	-	-	-	85,000,000
Atlantico (2217-2233 E. Atlantic Blvd, 75 apartments; 3,150 sq.ft. commercial)	-	-	-	-	-	20,000,000
Taxable Value	$812,069,138	$848,767,930	$878,724,808	$909,730,176	$ 997,820,732	$1,437,994,458
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	$675,641,198	$712,339,990	$742,296,868	$773,302,236	$ 861,392,792	$1,301,566,518
Millage Rate	5.2181	5.1920	5.1920	5.1920	5.1920	5.1920
Gross Incremental Revenue	$ 3,525,563	$ 3,698,469	$ 3,854,005	$ 4,014,985	$ 4,472,351	$ 6,757,733
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 3,349,285**	**$ 3,513,546**	**$ 3,661,305**	**$ 3,814,236**	**$ 4,248,734**	**$ 6,419,847**
North Broward Hospital District (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	7.98%	4.51%	3.50%	3.50%	3.50%	3.50%
Existing Value	$714,829,886	$849,443,169	$879,194,690	$910,225,255	$ 942,341,888	$1,033,542,605
HX Legislation Impact (HJR1F; SJR2F)	-	-	-	-	-	-
New Construction:						
Certified (2027); Forecast (2028-2031)	744,130	20,300	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg. Remodel)	5,792,520	-	-	-	-	-
Mayla Pompano (mixed-use)	91,396,150	-	-	-	-	-
Azure (1700-1800 E. Atlantic Blvd; 303 apartments; 5,750 sq.ft. commercial)	-	-	-	-	56,000,000	-
W Pompano Beach (20 N. Ocean Blvd; 77 condos and 303 hotel/condo units; commercial/retail space)	-	-	-	-	-	210,000,000
2400 E. Atlantic Blvd (395 apartments; 13,000 sq.ft. commercial; 506-space garage)	-	-	-	-	-	90,000,000
Pompano Hotel (101 S. Ocean Blvd; 252 rooms)	-	-	-	-	-	85,000,000
Atlantico (2217-2233 E. Atlantic Blvd, 75 apartments; 3,150 sq.ft. commercial)	-	-	-	-	-	20,000,000
Taxable Value	$812,762,686	$849,463,469	$879,444,690	$910,475,255	$ 998,591,888	$1,438,792,605
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	$676,334,746	$713,035,529	$743,016,750	$774,047,315	$ 862,163,948	$1,302,364,665
Millage Rate	1.2391	1.2391	1.2391	1.2391	1.2391	1.2391
Gross Incremental Revenue	$ 838,046	$ 883,522	$ 920,672	$ 959,122	$ 1,068,307	$ 1,613,760
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 796,144**	**$ 839,346**	**$ 874,638**	**$ 911,166**	**$ 1,014,892**	**$ 1,533,072**

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - Tax Increment Revenue Forecast (1)

	Final FY 2026	Certified FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Broward County (Contributing Authority)						
Existing Value (Actual/Forecasted Growth):	8.00%	4.52%	3.50%	3.50%	3.50%	3.50%
Existing Value	$714,136,338	$848,747,630	$878,474,808	$909,480,176	$ 941,570,732	$1,032,744,458
HX Legislation Impact (HJR1F; SJR2F)	-	-	-	-	-	-
New Construction:						
Certified (2027); Forecast (2028-2031)	744,130	20,300	250,000	250,000	250,000	250,000
2335 E. Atlantic Blvd (Office Bldg. Remodel)	5,792,520	-	-	-	-	-
Mayla Pompano (mixed-use)	91,396,150	-	-	-	-	-
Azure (1700-1800 E. Atlantic Blvd; 303 apartments; 5,750 sq.ft. commercial)	-	-	-	-	56,000,000	-
W Pompano Beach (20 N. Ocean Blvd; 77 condos and 303 hotel/condo units; commercial/retail space)	-	-	-	-	-	210,000,000
2400 E. Atlantic Blvd (395 apartments; 13,000 sq.ft. commercial; 506-space garage)	-	-	-	-	-	90,000,000
Pompano Hotel (101 S. Ocean Blvd; 252 rooms)	-	-	-	-	-	85,000,000
Atlantico (2217-2233 E. Atlantic Blvd, 75 apartments; 3,150 sq.ft. commercial)	-	-	-	-	-	20,000,000
Taxable Value	$812,069,138	$848,767,930	$878,724,808	$909,730,176	$ 997,820,732	$1,437,994,458
Base Year Value	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940	136,427,940
Tax Increment	$675,641,198	$712,339,990	$742,296,868	$773,302,236	$ 861,392,792	$1,301,566,518
Millage Rate	5.6658	5.6658	5.6658	5.6658	5.6658	5.6658
Gross Incremental Revenue	$ 3,828,048	$ 4,035,976	$ 4,205,706	$ 4,381,376	$ 4,880,479	$ 7,374,416
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	**$ 3,636,646**	**$ 3,834,177**	**$ 3,995,420**	**$ 4,162,307**	**$ 4,636,455**	**$ 7,005,695**
Total Incremental Revenue	**$ 7,782,075**	**$ 8,187,069**	**$ 8,531,363**	**$ 8,887,709**	**$ 9,900,081**	**$ 14,958,614**

Notes:

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

(2) Tax Increment calculations are based on the FY 2026 millage rates for each contributing taxing authority and are assumed to remain at these levels throughout the forecast period.

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - Developer TIF Forecast

	Base FY 2023	Certified FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Pompano Station						
Existing Value (Forecasted Growth):		0.00%	3.50%	3.50%	3.50%	3.50%
Existing Value:	$ 2,028,260	$ 98,218,140	$101,655,775	$105,213,727	$108,896,207	$112,707,575
New Construction:						
Mayla Pompano (mixed-use)	-	-	-	-	-	-
Taxable Value	$ 2,028,260	$ 98,218,140	$101,655,775	$105,213,727	$108,896,207	$112,707,575
Contributing Taxing Authority Millage Rates						
City of Pompano Beach	5.2705	5.1920	5.1920	5.1920	5.1920	5.1920
North Broward Hospital District	1.6029	1.2391	1.2391	1.2391	1.2391	1.2391
Broward County	5.5306	5.6658	5.6658	5.6658	5.6658	5.6658
	12.4040	12.0969	12.0969	12.0969	12.0969	12.0969
Gross Incremental Revenue	$ 25,159	$ 1,188,135	$ 1,229,720	$ 1,272,760	$ 1,317,307	$ 1,363,412
Statutory Reduction	95%	95%	95%	95%	95%	95%
Base Year Payment	**$ 23,901**					
CRA Taxes Received		$ 1,128,728	$ 1,168,234	$ 1,209,122	$ 1,251,441	$ 1,295,242
Base Year Payment		(23,901)	(23,901)	(23,901)	(23,901)	(23,901)
Net Payment		$ 1,104,827	$ 1,144,333	$ 1,185,221	$ 1,227,540	$ 1,271,341
Mayla Pompano Payment Factor		95%	95%	95%	95%	95%
Calculated Payment to Mayla Pompano		**$ 1,049,586**	**$ 1,087,117**	**$ 1,125,960**	**$ 1,166,163**	**$ 1,207,774**
Capped Payment to Mayla Pompano		**$ 1,049,586**	**$ 1,087,117**	**$ 1,125,960**	**$ 1,166,163**	**$ 1,207,774**
Cumulative Payment to Mayla Pompano		**$ 2,101,486**	**$ 3,188,603**	**$ 4,314,563**	**$ 5,480,726**	**$ 6,688,500**

Notes:

(1) TIF structure based on the Development and Tax Increment Financing Agreement dated November 2020.

(2) Maximum payment amount under this obligation is $9,135,000.

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

	Total	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Special Legal Fees	$ 225,300	$ 41,600	$ 43,260	$ 44,990	$ 46,790	$ 48,660
Investment Services	$ 24,370	4,500	4,680	4,870	5,060	5,260
Accounting & Auditing	$ 49,220	9,090	9,450	9,830	10,220	10,630
Travel and Training	$ 32,500	6,000	6,240	6,490	6,750	7,020
Postage	$ 1,100	200	210	220	230	240
Advertising	$ 10,830	2,000	2,080	2,160	2,250	2,340
Real Estate Property Taxes	$ 243,730	45,000	46,800	48,670	50,620	52,640
Credit Card Fees	$ 540	100	104	108	112	116
Office Supplies	$ 8,110	1,500	1,560	1,620	1,680	1,750
Phone	$ 2,800	520	540	560	580	600
Minor Equipment	$ 5,400	1,000	1,040	1,080	1,120	1,160
Software Purchases	$ 16,230	3,000	3,120	3,240	3,370	3,500
Publications	$ 2,300	420	440	460	480	500
Rentals and Leases	$ 180,240	33,280	34,610	35,990	37,430	38,930
Insurance Premiums	$ 506,940	93,600	97,340	101,230	105,280	109,490
CRA Building Maintenance	$ 781,829	146,302	151,731	157,368	163,214	163,214
Internal Service Fund Charges (City of Pompano Beach)						
Central Services	$ 133,105	24,575	25,560	26,580	27,640	28,750
Central Stores	$ 1,499	279	290	300	310	320
Health Insurance Service	$ 260,297	48,057	49,980	51,980	54,060	56,220
Risk Management	$ 15,611	2,881	3,000	3,120	3,240	3,370
Information Systems	$ 81,716	15,086	15,690	16,320	16,970	17,650
Total	**$ 2,583,667**	**$ 478,990**	**$ 497,725**	**$ 517,186**	**$ 537,406**	**$ 552,360**

Notes:

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

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

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	**$ 14,514,222**	$ -	$ 1,639,783	$ 2,901,938	$ 3,162,335	$ 2,942,843	$ 3,867,323
Financing (conceptual)							
Tax Increment Revenue Bonds, Series 2027	**$ 18,800,000**	18,800,000	-	-	-	-	-
Carryforward Fund Balance	**$ 10,778,616**	-	10,778,616	-	-	-	-
Total Sources	**$ 44,092,838**	**$ 18,800,000**	**$ 12,418,399**	**$ 2,901,938**	**$ 3,162,335**	**$ 2,942,843**	**$ 3,867,323**
Use (Expenses)							
Infrastructure and Streetscape Initiatives							
Public Parking and Capital Improvements	**$ 11,996,304**	$ -	$ 3,121,865	$ 1,901,938	$ 2,162,335	$ 1,942,843	$ 2,867,323
McNab House & Gardens	**$ 32,096,534**	18,800,000	9,296,534	1,000,000	1,000,000	1,000,000	1,000,000
Total Uses	**$ 44,092,838**	**$ 18,800,000**	**$ 12,418,399**	**$ 2,901,938**	**$ 3,162,335**	**$ 2,942,843**	**$ 3,867,323**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

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

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	**$ 1,250,000**	$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Carryforward Fund Balance	**$ -**	-	-	-	-	-	-
Total Sources	**$ 1,250,000**	**$ -**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**
Use (Expenses)							
Redevelopment Initiatives							
Incentive Programs	**$ 1,000,000**	$ -	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
(2) Dissemination of Information	**$ 250,000**	-	50,000	50,000	50,000	50,000	50,000
Total Uses	**$ 1,250,000**	**$ -**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

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

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

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	**$ 928,300**	$ -	$ 168,000	$ 176,400	$ 185,200	$ 194,500	$ 204,200
Carryforward Fund Balance	**$ -**	-	-	-	-	-	-
Total Sources	**$ 928,300**	**$ -**	**$ 168,000**	**$ 176,400**	**$ 185,200**	**$ 194,500**	**$ 204,200**
Use (Expenses)							
Area Stabilization							
(2) Redevelopment Ambassadors	**$ 928,300**	$ -	$ 168,000	$ 176,400	$ 185,200	$ 194,500	$ 204,200
Total Uses	**$ 928,300**	**$ -**	**$ 168,000**	**$ 176,400**	**$ 185,200**	**$ 194,500**	**$ 204,200**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

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

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - *Property Acquisition* Project Listing (1)

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	**$ -**	$ -	$ -	$ -	$ -	$ -	$ -
Carryforward Fund Balance	**$ 3,740,000**	-	3,740,000	-	-	-	-
Total Sources	**$ 3,740,000**	**$ -**	**$ 3,740,000**	**$ -**	**$ -**	**$ -**	**$ -**
Use (Expenses)							
Property Acquisition	**$ 3,740,000**	$ -	$ 3,740,000	$ -	$ -	$ -	$ -
Total Uses	**$ 3,740,000**	**$ -**	**$ 3,740,000**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

Pompano Beach Community Redevelopment Agency
East District
Financing and Implementation Plan
Supporting Schedule - *Consultants and Professional/Design Services* Project Listing (1)

	Total	Bond Series 2027	Preliminary FY 2027	Forecasted FY 2028	Forecasted FY 2029	Forecasted FY 2030	Forecasted FY 2031
Source (Revenue)							
Tax Increment Revenue (TIR) Allocation	**$ 884,700**	$ -	$ 170,000	$ 173,400	$ 176,900	$ 180,400	$ 184,000
Carryforward Fund Balance	**$ -**	-	-	-	-	-	-
Total Sources	**$ 884,700**	**$ -**	**$ 170,000**	**$ 173,400**	**$ 176,900**	**$ 180,400**	**$ 184,000**
Use (Expenses)							
Consultants and Professional/Design Services							
(2) Consultants	**$ 857,200**	$ -	$ 164,700	$ 168,000	$ 171,400	$ 174,800	$ 178,300
Professional Fees (Investment Advisor)	**$ 27,500**	-	5,300	5,400	5,500	5,600	5,700
Total Uses	**$ 884,700**	**$ -**	**$ 170,000**	**$ 173,400**	**$ 176,900**	**$ 180,400**	**$ 184,000**
Surplus/(Deficit)	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:

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

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

Pompano Beach Community Redevelopment Agency

East District

Financing and Implementation Plan

Fiscal Notes

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

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

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

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

Consultants and Professional Fees	Professional services needed to assist staff with design services and redevelopment initiatives in the East CRA District.
Dissemination of Information	Disseminate information about the revitalized target areas (Beach, East Village, Pier Development, McNab House & Botanical Gardens) of the East CRA District as per FS 163.370(2)(b).
Incentive Programs	Reimbursable incentive programs for existing commercial structures in the targeted areas of Atlantic Boulevard, Federal Highway (US1), and A1A (Ocean Boulevard).
McNab House & Gardens	Renovation of McNab Park and House to transform to restaurant use and gardens.
Property Acquisition	Acquisition of parcels for public parking opportunities, capital improvements and public infrastructure support for assembled parcels.
Public Parking and Capital Improvements	Upgrades to existing lots and acquisition of new parcels for the purpose of creating additional public parking opportunities and construction of other capital improvements in the East CRA District.
Redevelopment Ambassadors	Security Service providers will act as ambassadors of information for visitors, residents and merchants while also patrolling and providing safety measures for the East CRA District as per FS 163.370(2)(o).
Tax Increment Split with Developer	In FY 2021, the CRA entered into a Development and Tax Increment Financing Agreement for the first planned, urban style development located in the center of the commercial corridor of Atlantic Boulevard. The development is named Mayla Pompano and consists of two (2) midrise buildings of 355 residential units, of which 53 are affordable units. The CRA incentivized the affordable housing component of the project through a tax increment financing arrangement. Specifically, the CRA will reimburse a percentage of the property taxes, once paid, back to the developer to meet the financial gap projected in the development proforma.

Exhibit A

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

Pompano Beach CRA
501 Dr. Martin Luther King Jr. Blvd.
Suite 1
Pompano Beach, FL 33060
www.pompanobeachfl.gov/CRA

Exhibit B

Pompano Beach Community Redevelopment Agency
East District
FY 2027 Budget Worksheet

Account	Account Description	FY 2026 (as of 5-31-2026) E Amended Budget	FY 2026 (as of 5-31-2026) J=G+I Total Revenues	FY 2027 L Capital Est. Carryforward from FY 2026	FY 2027 M 2027 Budget Appropriation Transfers & Amendments	FY 2027 N=L+M FY 2027 Budget
Fund **160 - East District (Community Redevelopment Agency)**						
REVENUE						
Taxes						
160-0000-311.90-10	TIF (Broward County)	3,622,257	3,636,646	-	3,834,177	3,834,177
160-0000-311.90-20	TIF (City of Pompano Beach)	3,368,778	3,349,285	-	3,513,546	3,513,546
160-0000-311.90-30	TIF (North Broward Hospital District)	852,720	796,144	-	839,346	839,346
	Total	7,843,755	7,782,075	-	8,187,069	8,187,069
Miscellaneous Revenue						
160-0000-361.10-00	Interest Earnings	75,000	349,784	-	81,600	81,600
160-0000-361.35-00	Interest Realized Gain/(Loss)	-	(29,846)	-	-	-
160-0000-362.10-00	Building Rent	147,238	163,488	-	194,097	194,097
160-0000-369.92-00	Other Revenues	-	1,904	-	-	-
	Total	222,238	485,329	-	275,697	275,697
Other Financing Sources						
160-0000-392.10-00	Budgetary Fund Balance	3,174,407	-	-	7,727,614	7,727,614
160-0000-392.30-00	Project Fund Balance	7,703,555	-	6,791,002	-	6,791,002
	Total	10,877,962	-	6,791,002	7,727,614	14,518,616
	REVENUE TOTALS	18,943,955	8,267,404	6,791,002	16,190,380	22,981,382

Account	Account Description	FY 2026 (as of 5-31-2026) E Amended Budget	FY 2026 (as of 5-31-2026) J=G+I Total Encumbrances/ Expenses	FY 2027 L Capital Est. Carryforward from FY 2026	FY 2027 M 2027 Budget Appropriation Transfers & Amendments	FY 2027 N=L+M FY 2027 Budget
EXPENSE						
Operations						
160-1920-539.31-30	Special Legal Fees	63,543	63,543	-	41,600	41,600
160-1920-539.31-62	Investment Services	-	111	-	4,500	4,500
160-1920-539.31-65	City Staff dedicated to CRA Activities	515,102	515,102	-	543,110	543,110
160-1920-539.32-10	Accounting & Auditing Services	8,740	8,740	-	9,090	9,090
160-1920-539.39-15	General Fund Administrative Cost Allocation	41,200	41,200	-	44,908	44,908
160-1920-539.39-20	Central Services (internal service charge)	20,839	20,839	-	24,575	24,575
160-1920-539.39-30	Central Stores (internal service charge)	279	279	-	279	279
160-1920-539.39-60	Health Insurance (internal service charge)	50,637	50,637	-	48,057	48,057
160-1920-539.39-65	Risk Insurance (internal service charge)	2,881	2,881	-	2,881	2,881
160-1920-539.39-90	Information Technology (internal service charge)	5,583	5,583	-	15,086	15,086
160-1920-539.40-10	Travel and Training	12,000	12,000	-	6,000	6,000
160-1920-539.41-20	Postage	210	210	-	200	200
160-1920-539.43-10	Phone	500	500	-	520	520
160-1920-539.44-10	Rentals and Leases	43,828	43,828	-	33,280	33,280
160-1920-539.45-85	Insurance Premiums	90,000	90,000	-	93,600	93,600
160-1920-539.46-10	CRA Building Maintenance	161,758	161,758	-	146,302	146,302
160-1920-539.48-10	Advertising	4,000	4,000	-	2,000	2,000

Exhibit B

Account	Account Description	FY 2026 (as of 5-31-2026)		FY 2027		
		E	*J=G+I*	*L*	*M*	*N=L+M*
Account	Account Description	Amended Budget	Total Encumbrances/ Expenses	Capital Est. Carryforward from FY 2026	2027 Budget Appropriation Transfers & Amendments	FY 2027 Budget
EXPENSE						
160-1920-539.49-30	Real Estate Taxes	45,000	45,000	-	45,000	45,000
160-1920-539.49-50	Credit Card Bank Fees	-	-	-	100	100
160-1920-539.51-10	Office Supplies	2,000	2,000	-	1,500	1,500
160-1920-539.52-15	Minor Equipment	2,000	2,000	-	1,000	1,000
160-1920-539.52-25	Software	1,500	1,500	-	3,000	3,000
160-1920-539.54-10	Publications	400	400	-	420	420
	Total	1,072,000	1,072,111	-	1,067,008	1,067,008
Transfers						
160-1920-539.91-33	Debt Service (Transfer to Fund 314)	1,087,930	1,087,930	-	1,100,889	1,100,889
	Total	1,087,930	1,087,930	-	1,100,889	1,100,889
Infrastructure and Streetscape Initiatives						
160-7575-539.65-09 (16297)	Public Parking and Capital Improvements	-	-	-	3,121,865	3,121,865
160-7660-539.65-03 (19382)	McNab House & Gardens (Outside Consulting/Design)	1,027,632	4,275	1,023,357	-	1,023,357
160-7660-539.65-12 (19382)	McNab House & Gardens	6,675,923	908,278	5,767,645	2,505,532	8,273,177
	Total	7,703,555	912,553	6,791,002	5,627,397	12,418,399
Redevelopment Initiatives, Marketing and Special Events						
160-1920-539.48-50	Dissemination of Information	73,700	73,700	-	50,000	50,000
160-1920-539.83-42	Incentive Programs (Façade, etc.)	520,000	520,000	-	200,000	200,000
160-1920-539.83-75	TIF Split with Developer (Mayla Pompano)	1,059,550	1,051,900	-	1,049,586	1,049,586
	Total	1,653,250	1,645,600	-	1,299,586	1,299,586
Housing and Neighborhood Stabilization						
160-1920-539.34-30	Redevelopment Ambassadors	214,146	214,146	-	168,000	168,000
	Total	214,146	214,146	-	168,000	168,000
Consultants and Professional/Design Services						
160-1920-539.31-60	Professional Services	192,993	192,993	-	170,000	170,000
	Total	192,993	192,993	-	170,000	170,000
Property Acquisition/Development						
160-1920-539.65-09	Property Acquisition/Development	3,740,000	-	-	3,740,000	3,740,000
	Total	3,740,000	-	-	3,740,000	3,740,000
Reserve						
160-1920-539.99-10	Contingency	3,280,081	-	-	3,017,500	3,017,500
	Total	3,280,081	-	-	3,017,500	3,017,500
	EXPENSE TOTALS	18,943,955	5,125,333	6,791,002	16,190,380	22,981,382
Fund **160 - East District - Community Redevelopment Agency** Totals						
	REVENUE TOTALS	18,943,955	8,267,404	6,791,002	16,190,380	22,981,382
	EXPENSE TOTALS	18,943,955	5,125,333	6,791,002	16,190,380	22,981,382
Fund **160 - East District Community Redevelopment Agency** Totals		-	3,142,071	-	-	-

Exhibit B

Pompano Beach Community Redevelopment Agency
East District Bond Fund
FY 2027 Budget Worksheet

Account	Account Description	FY 2026 (as of 5-31-2026) E Amended Budget	FY 2026 (as of 5-31-2026) J=G+I Total Revenues	FY 2027 L Capital Est. Carryforward from FY 2026	FY 2027 M 2027 Budget Appropriation Transfers & Amendments	FY 2027 N=L+M FY 2027 Budget
Fund 314 **- East CRA Bond 2013 (Community Redevelopment Agency)**						
REVENUE						
Other Sources						
314-0000-381.11-60	Transfer-In from Fund 160*	1,087,930	1,087,930	-	1,100,889	1,100,889
	Total	1,087,930	1,087,930	-	1,100,889	1,100,889
Other Financing Sources						
314-0000-392.30-00	Project Fund Balance	11,280	-	-	-	-
	Total	11,280	-	-	-	-
	REVENUE TOTALS	1,099,210	1,087,930	-	1,100,889	1,100,889

Account	Account Description	FY 2026 (as of 5-31-2026) E Amended Budget	FY 2026 (as of 5-31-2026) J=G+I Total Encumbrances/ Expenses	FY 2027 L Capital Est. Carryforward from FY 2026	FY 2027 M 2027 Budget Appropriation Transfers & Amendments	FY 2027 N=L+M FY 2027 Budget
EXPENSE						
Debt Service and Transfers						
314-1960-539.71-10	Principal Expense*	940,000	940,000	-	975,000	975,000
314-1960-539.72-10	Interest Expense*	159,210	159,210	-	125,889	125,889
	Total	1,099,210	1,099,210	-	1,100,889	1,100,889
	EXPENSE TOTALS	1,099,210	1,099,210	-	1,100,889	1,100,889

	E	J=G+I	L	M	N=L+M
Fund 314 **- East District - Community Redevelopment Agency** Totals					
REVENUE TOTALS	1,099,210	1,087,930	-	1,100,889	1,100,889
EXPENSE TOTALS	1,099,210	1,099,210	-	1,100,889	1,100,889
Fund **314 - East District Community Redevelopment Agency** Totals	-	(11,280)	-	-	-

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