

RESOLUTION NO. 2026 - 24

**A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE EAST FINANCING AND IMPLEMENTATION PLAN AND ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027, APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE EAST DISTRICT OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the East Financing and Implementation Plan sets forth the prioritization of financial resources required for the CRA to attain its redevelopment goals; and

**WHEREAS**, the budget for the Fiscal Year commencing on October 1, 2026, and ending on September 30, 2027, has been prepared in accordance with the East Financing and Implementation Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1:** The Board of Commissioners of the Pompano Beach Community Redevelopment Agency hereby approves the East Financing and Implementation Plan attached to this Resolution as Exhibit "A".

**SECTION 2:** The budget for the East District of the Community Redevelopment Agency as attached, marked Exhibit "B", is hereby adopted as the final and approved budget for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027. Included in this budget is a reconciliation of changes to capital initiative funding between Fiscal Years 2026 and 2027.

**SECTION 3:** The sums of money shown in Exhibit "B", or as much as may be needed or deemed necessary to defray all expenditures and liabilities for the CRA, be and the same are hereby appropriated for corporate municipal purposes and objectives of such CRA, as specified herein for the Fiscal Year commencing on October 1, 2026, and ending on September 30, 2027.

**SECTION 4:** For all funds, appropriations for the 2025-2026 fiscal year which are encumbered but unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose for the 2026-2027 fiscal year.

**SECTION 5:** For all funds, appropriations for the 2025-2026 fiscal year which are unencumbered and unexpended as of the last day of the fiscal year, shall be re-appropriated for the same purpose or project for the 2026-2027 fiscal year or reallocated pursuant to Exhibit "B".

**SECTION 6:** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this 22nd day of September, 2026.

**ATTEST:**

  
\_\_\_\_\_  
**KERVIN ALFRED, SECRETARY**

  
\_\_\_\_\_  
**REX HARDIN, CHAIRPERSON**

Pompano Beach  
Community Redevelopment Agency

# East District

## Financing and Implementation Plan (2027-2031)



Prepared by:  
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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                | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|---------------------------------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Source (Revenue)</b>                           |                      |                        |                       |                       |                       |                       |
| <b>Carryforward</b>                               |                      |                        |                       |                       |                       |                       |
| Carryforward of Project Appropriations            | \$ 14,518,616        | \$ 14,518,616          |                       |                       |                       |                       |
| <b>Total Estimated Carryforward Balances</b>      | <b>\$ 14,518,616</b> | <b>\$ 14,518,616</b>   |                       |                       |                       |                       |
| <b>Revenues</b>                                   |                      |                        |                       |                       |                       |                       |
| <b>Tax Increment Revenue (TIR) Allocation</b>     |                      |                        |                       |                       |                       |                       |
| 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             |
| <i>Subtotal - Tax Increment</i>                   | <i>\$ 50,464,836</i> | <i>\$ 8,187,069</i>    | <i>\$ 8,531,363</i>   | <i>\$ 8,887,709</i>   | <i>\$ 9,900,081</i>   | <i>\$ 14,958,614</i>  |
| <b>Miscellaneous</b>                              |                      |                        |                       |                       |                       |                       |
| (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               |
| <b>Total Forecasted Revenues</b>                  | <b>\$ 51,915,426</b> | <b>\$ 8,462,766</b>    | <b>\$ 8,799,583</b>   | <b>\$ 9,164,827</b>   | <b>\$ 10,191,477</b>  | <b>\$ 15,296,773</b>  |
| <b>Total Sources</b>                              | <b>\$ 66,434,042</b> | <b>\$ 22,981,382</b>   | <b>\$ 8,799,583</b>   | <b>\$ 9,164,827</b>   | <b>\$ 10,191,477</b>  | <b>\$ 15,296,773</b>  |
| <b>Use (Expenditures)</b>                         |                      |                        |                       |                       |                       |                       |
| <b>Expenditures</b>                               |                      |                        |                       |                       |                       |                       |
| <b>Operations</b>                                 |                      |                        |                       |                       |                       |                       |
| (4) 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               |
| <i>Subtotal - Operations</i>                      | <i>\$ 11,459,902</i> | <i>\$ 2,116,594</i>    | <i>\$ 2,201,408</i>   | <i>\$ 2,289,625</i>   | <i>\$ 2,381,387</i>   | <i>\$ 2,470,888</i>   |
| <b>Debt Service</b>                               |                      |                        |                       |                       |                       |                       |
| 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               | -                     |
| <i>Subtotal - Debt Service</i>                    | <i>\$ 4,396,885</i>  | <i>\$ 1,100,889</i>    | <i>\$ 1,096,437</i>   | <i>\$ 1,100,767</i>   | <i>\$ 1,098,792</i>   | <i>\$ -</i>           |
| <b>Redevelopment Area Investment</b>              |                      |                        |                       |                       |                       |                       |
| Infrastructure and Streetscape Initiatives        | \$ 35,344,838        | \$ 12,970,399          | \$ 4,901,938          | \$ 5,162,335          | \$ 5,442,843          | \$ 6,867,323          |
| 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               |
| <i>Subtotal - Redevelopment Area Investment</i>   | <i>\$ 42,147,838</i> | <i>\$ 17,298,399</i>   | <i>\$ 5,501,738</i>   | <i>\$ 5,774,435</i>   | <i>\$ 6,067,743</i>   | <i>\$ 7,505,523</i>   |
| <b>Total Forecasted Expenditures</b>              | <b>\$ 58,004,625</b> | <b>\$ 20,515,882</b>   | <b>\$ 8,799,583</b>   | <b>\$ 9,164,827</b>   | <b>\$ 9,547,922</b>   | <b>\$ 9,976,411</b>   |



# Pompano Beach Community Redevelopment Agency

## East District

### Financing and Implementation Plan

#### Summary Statement by Project <sup>(1),(2)</sup>

|                                                    | Total                | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|----------------------------------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Reserve (5)</b>                                 |                      |                        |                       |                       |                       |                       |
| Redevelopment Investment                           | \$ 2,465,500         | \$ 2,465,500           | \$ -                  | \$ -                  | \$ -                  | \$ -                  |
| New Construction Forecast (Developments 2030-2031) | \$ 5,963,917         | -                      | -                     | -                     | 643,555               | 5,320,362             |
| <i>Subtotal - Reserve</i>                          | <b>\$ 8,429,417</b>  | <b>\$ 2,465,500</b>    | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ 643,555</b>     | <b>\$ 5,320,362</b>   |
| <b>Total Uses</b>                                  | <b>\$ 66,434,042</b> | <b>\$ 22,981,382</b>   | <b>\$ 8,799,583</b>   | <b>\$ 9,164,827</b>   | <b>\$ 10,191,477</b>  | <b>\$ 15,296,773</b>  |
| <b>Surplus/(Deficit)</b>                           | <b>\$ -</b>          | <b>\$ -</b>            | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           |

**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) 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.

(5) Reserves are included to cover deficiencies in revenue collection/forecasting, coverage for debt service, as well as to provide funding flexibility for redevelopment projects. 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<br>FY 2026 | Certified<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|--------------------------------------------------------------------------------------------------------|------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>City of Pompano Beach (Contributing Authority)</b>                                                  |                  |                      |                       |                       |                       |                       |
| 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<br>apartments; 5,750 sq.ft. commercial)                         | -                | -                    | -                     | -                     | 56,000,000            | -                     |
| W Pompano Beach (20 N. Ocean Blvd; 77 condos<br>and 303 hotel/condo units; commercial/retail<br>space) | -                | -                    | -                     | -                     | -                     | 210,000,000           |
| 2400 E. Atlantic Blvd (395 apartments; 13,000<br>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<br>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          |
| <b>North Broward Hospital District (Contributing Authority)</b>                                        |                  |                      |                       |                       |                       |                       |
| 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<br>apartments; 5,750 sq.ft. commercial)                         | -                | -                    | -                     | -                     | 56,000,000            | -                     |
| W Pompano Beach (20 N. Ocean Blvd; 77 condos<br>and 303 hotel/condo units; commercial/retail<br>space) | -                | -                    | -                     | -                     | -                     | 210,000,000           |
| 2400 E. Atlantic Blvd (395 apartments; 13,000<br>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<br>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 <sup>(1)</sup>**

|                                                                                                        | Final<br>FY 2026 | Certified<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|--------------------------------------------------------------------------------------------------------|------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Broward County (Contributing Authority)</b>                                                         |                  |                      |                       |                       |                       |                       |
| <b>Existing Value (Actual/Forecasted Growth):</b>                                                      | 8.00%            | 4.52%                | 3.50%                 | 3.50%                 | 3.50%                 | 3.50%                 |
| <b>Existing Value</b>                                                                                  | \$714,136,338    | \$848,747,630        | \$878,474,808         | \$909,480,176         | \$941,570,732         | \$1,032,744,458       |
| <b>HX Legislation Impact (HJR1F; SJR2F)</b>                                                            | -                | -                    | -                     | -                     | -                     | -                     |
| <b>New Construction:</b>                                                                               |                  |                      |                       |                       |                       |                       |
| 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<br>apartments; 5,750 sq.ft. commercial)                         | -                | -                    | -                     | -                     | 56,000,000            | -                     |
| W Pompano Beach (20 N. Ocean Blvd; 77 condos<br>and 303 hotel/condo units; commercial/retail<br>space) | -                | -                    | -                     | -                     | -                     | 210,000,000           |
| 2400 E. Atlantic Blvd (395 apartments; 13,000<br>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<br>apartments; 3,150 sq.ft. commercial)                      | -                | -                    | -                     | -                     | -                     | 20,000,000            |
| <b>Taxable Value</b>                                                                                   | \$812,069,138    | \$848,767,930        | \$878,724,808         | \$909,730,176         | \$997,820,732         | \$1,437,994,458       |
| <b>Base Year Value</b>                                                                                 | 136,427,940      | 136,427,940          | 136,427,940           | 136,427,940           | 136,427,940           | 136,427,940           |
| <b>Tax Increment</b>                                                                                   | \$675,641,198    | \$712,339,990        | \$742,296,868         | \$773,302,236         | \$861,392,792         | \$1,301,566,518       |
| <b>Millage Rate</b>                                                                                    | 5.6658           | 5.6658               | 5.6658                | 5.6658                | 5.6658                | 5.6658                |
| <b>Gross Incremental Revenue</b>                                                                       | \$ 3,828,048     | \$ 4,035,976         | \$ 4,205,706          | \$ 4,381,376          | \$ 4,880,479          | \$ 7,374,416          |
| <b>Statutory Reduction</b>                                                                             | 0.95             | 0.95                 | 0.95                  | 0.95                  | 0.95                  | 0.95                  |
| <b>Budgetable Incremental Revenue</b>                                                                  | \$ 3,636,646     | \$ 3,834,177         | \$ 3,995,420          | \$ 4,162,307          | \$ 4,636,455          | \$ 7,005,695          |
| <b>Total Incremental Revenue</b>                                                                       | \$ 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 most recent approved 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<br>FY 2023 | Certified<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|----------------------------------------------------|-----------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Pompano Station</b>                             |                 |                      |                       |                       |                       |                       |
| 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         |
| <b>Contributing Taxing Authority Millage Rates</b> |                 |                      |                       |                       |                       |                       |
| 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 <sup>(1)</sup>

|                                                       | Total               | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>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                |
| <b>Total</b>                                          | <b>\$ 2,583,667</b> | <b>\$ 478,990</b>      | <b>\$ 497,725</b>     | <b>\$ 517,186</b>     | <b>\$ 537,406</b>     | <b>\$ 552,360</b>     |

#### 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 <sup>(1)</sup>

|                                                   | Total                | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|---------------------------------------------------|----------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Source (Revenue)</b>                           |                      |                        |                       |                       |                       |                       |
| Tax Increment Revenue (TIR) Allocation            | \$ 24,566,222        | \$ 2,191,783           | \$ 4,901,938          | \$ 5,162,335          | \$ 5,442,843          | \$ 6,867,323          |
| Carryforward Fund Balance                         | \$ 10,778,616        | 10,778,616             | -                     | -                     | -                     | -                     |
| <b>Total Sources</b>                              | <b>\$ 35,344,838</b> | <b>\$ 12,970,399</b>   | <b>\$ 4,901,938</b>   | <b>\$ 5,162,335</b>   | <b>\$ 5,442,843</b>   | <b>\$ 6,867,323</b>   |
| <b>Use (Expenses)</b>                             |                      |                        |                       |                       |                       |                       |
| <b>Infrastructure and Streetscape Initiatives</b> |                      |                        |                       |                       |                       |                       |
| 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                             | \$ 23,348,534        | 9,848,534              | 3,000,000             | 3,000,000             | 3,500,000             | 4,000,000             |
| <b>Total Uses</b>                                 | <b>\$ 35,344,838</b> | <b>\$ 12,970,399</b>   | <b>\$ 4,901,938</b>   | <b>\$ 5,162,335</b>   | <b>\$ 5,442,843</b>   | <b>\$ 6,867,323</b>   |
| <b>Surplus/(Deficit)</b>                          | <b>-</b>             | <b>-</b>               | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>-</b>              |

**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 <sup>(1)</sup>

|                                        | Total               | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|----------------------------------------|---------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Source (Revenue)</b>                |                     |                        |                       |                       |                       |                       |
| Tax Increment Revenue (TIR) Allocation | \$ 1,250,000        | \$ 250,000             | \$ 250,000            | \$ 250,000            | \$ 250,000            | \$ 250,000            |
| Carryforward Fund Balance              | \$ -                | -                      | -                     | -                     | -                     | -                     |
| <b>Total Sources</b>                   | <b>\$ 1,250,000</b> | <b>\$ 250,000</b>      | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     |
| <b>Use (Expenses)</b>                  |                     |                        |                       |                       |                       |                       |
| 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                |
| <b>Total Uses</b>                      | <b>\$ 1,250,000</b> | <b>\$ 250,000</b>      | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     | <b>\$ 250,000</b>     |
| <b>Surplus/(Deficit)</b>               | <b>-</b>            | <b>-</b>               | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>-</b>              |

**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 <sup>(1)</sup>

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

**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)(c) 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 <sup>(1)</sup>

|                                        | Total               | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|----------------------------------------|---------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b><u>Source (Revenue)</u></b>         |                     |                        |                       |                       |                       |                       |
| Tax Increment Revenue (TIR) Allocation | \$ -                | \$ -                   | \$ -                  | \$ -                  | \$ -                  | \$ -                  |
| Carryforward Fund Balance              | \$ 3,740,000        | 3,740,000              | -                     | -                     | -                     | -                     |
| <b>Total Sources</b>                   | <b>\$ 3,740,000</b> | <b>\$ 3,740,000</b>    | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           |
| <b><u>Use (Expenses)</u></b>           |                     |                        |                       |                       |                       |                       |
| Property Acquisition                   | \$ 3,740,000        | \$ 3,740,000           | \$ -                  | \$ -                  | \$ -                  | \$ -                  |
| <b>Total Uses</b>                      | <b>\$ 3,740,000</b> | <b>\$ 3,740,000</b>    | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           | <b>\$ -</b>           |
| <b>Surplus/(Deficit)</b>               | <b>-</b>            | <b>-</b>               | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>-</b>              |

**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* <sup>(1)</sup>

|                                              | Total             | Preliminary<br>FY 2027 | Forecasted<br>FY 2028 | Forecasted<br>FY 2029 | Forecasted<br>FY 2030 | Forecasted<br>FY 2031 |
|----------------------------------------------|-------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Source (Revenue)</b>                      |                   |                        |                       |                       |                       |                       |
| Tax Increment Revenue (TIR) Allocation       | \$ 884,700        | \$ 170,000             | \$ 173,400            | \$ 176,900            | \$ 180,400            | \$ 184,000            |
| Carryforward Fund Balance                    | \$ -              | -                      | -                     | -                     | -                     | -                     |
| <b>Total Sources</b>                         | <b>\$ 884,700</b> | <b>\$ 170,000</b>      | <b>\$ 173,400</b>     | <b>\$ 176,900</b>     | <b>\$ 180,400</b>     | <b>\$ 184,000</b>     |
| <b>Use (Expenses)</b>                        |                   |                        |                       |                       |                       |                       |
| 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                 |
| <b>Total Uses</b>                            | <b>\$ 884,700</b> | <b>\$ 170,000</b>      | <b>\$ 173,400</b>     | <b>\$ 176,900</b>     | <b>\$ 180,400</b>     | <b>\$ 184,000</b>     |
| <b>Surplus/(Deficit)</b>                     | <b>-</b>          | <b>-</b>               | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>-</b>              |

**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. |

“

## 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 CRA**  
501 Dr. Martin Luther King Jr. Blvd.  
Suite 1  
Pompano Beach, FL 33060  
[www.pompanobeachfl.gov/CRA](http://www.pompanobeachfl.gov/CRA)



# Pompano Beach Community Redevelopment Agency

## East District

### FY 2027 Budget Worksheet

|                                                                  |                                       | FY 2026 (as of 5-31-2026) |                  | FY 2027                                |                                                  |                   |
|------------------------------------------------------------------|---------------------------------------|---------------------------|------------------|----------------------------------------|--------------------------------------------------|-------------------|
|                                                                  |                                       | E                         | J=G+I            | L                                      | M                                                | N=L+M             |
| Account                                                          | Account Description                   | Amended Budget            | Total Revenues   | Capital Est. Carryforward from FY 2026 | 2027 Budget Appropriation Transfers & Amendments | FY 2027 Budget    |
| <b>Fund 160 - East District (Community Redevelopment Agency)</b> |                                       |                           |                  |                                        |                                                  |                   |
| <b>REVENUE</b>                                                   |                                       |                           |                  |                                        |                                                  |                   |
| 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           |
|                                                                  | <b>Total</b>                          | <b>7,843,755</b>          | <b>7,782,075</b> | <b>-</b>                               | <b>8,187,069</b>                                 | <b>8,187,069</b>  |
| 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            | -                                      | -                                                | -                 |
|                                                                  | <b>Total</b>                          | <b>222,238</b>            | <b>485,329</b>   | <b>-</b>                               | <b>275,697</b>                                   | <b>275,697</b>    |
| 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         |
|                                                                  | <b>Total</b>                          | <b>10,877,962</b>         | <b>-</b>         | <b>6,791,002</b>                       | <b>7,727,614</b>                                 | <b>14,518,616</b> |
|                                                                  | <b>REVENUE TOTALS</b>                 | <b>18,943,955</b>         | <b>8,267,404</b> | <b>6,791,002</b>                       | <b>16,190,380</b>                                | <b>22,981,382</b> |

|                    |                                                  | 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 |
| <b>EXPENSE</b>     |                                                  |                           |                              |                                        |                                                  |                |
| 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

|                                                                |                                                   | 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    |
| <b>EXPENSE</b>                                                 |                                                   |                           |                              |                                        |                                                  |                   |
| 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         |
| <b>Transfers</b>                                               |                                                   |                           |                              |                                        |                                                  |                   |
| 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         |
| <b>Infrastructure and Streetscape Initiatives</b>              |                                                   |                           |                              |                                        |                                                  |                   |
| 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                              | 3,057,532                                        | 8,825,177         |
|                                                                | Total                                             | 7,703,555                 | 912,553                      | 6,791,002                              | 6,179,397                                        | 12,970,399        |
| <b>Redevelopment Initiatives, Marketing and Special Events</b> |                                                   |                           |                              |                                        |                                                  |                   |
| 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         |
| <b>Housing and Neighborhood Stabilization</b>                  |                                                   |                           |                              |                                        |                                                  |                   |
| 160-1920-539.34-30                                             | Redevelopment Ambassadors                         | 214,146                   | 214,146                      | -                                      | 168,000                                          | 168,000           |
|                                                                | Total                                             | 214,146                   | 214,146                      | -                                      | 168,000                                          | 168,000           |
| <b>Consultants and Professional/Design Services</b>            |                                                   |                           |                              |                                        |                                                  |                   |
| 160-1920-539.31-60                                             | Professional Services                             | 192,993                   | 192,993                      | -                                      | 170,000                                          | 170,000           |
|                                                                | Total                                             | 192,993                   | 192,993                      | -                                      | 170,000                                          | 170,000           |
| <b>Property Acquisition/Development</b>                        |                                                   |                           |                              |                                        |                                                  |                   |
| 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         |
| <b>Reserve</b>                                                 |                                                   |                           |                              |                                        |                                                  |                   |
| 160-1920-539.99-10                                             | Contingency                                       | 3,280,081                 | -                            | -                                      | 2,465,500                                        | 2,465,500         |
|                                                                | Total                                             | 3,280,081                 | -                            | -                                      | 2,465,500                                        | 2,465,500         |
| <b>EXPENSE TOTALS</b>                                          |                                                   | <b>18,943,955</b>         | <b>5,125,333</b>             | <b>6,791,002</b>                       | <b>16,190,380</b>                                | <b>22,981,382</b> |

|                                                                         |                |            |           |           |            |            |
|-------------------------------------------------------------------------|----------------|------------|-----------|-----------|------------|------------|
| <b>Fund 160 - East District - Community Redevelopment Agency Totals</b> |                |            |           |           |            |            |
|                                                                         | 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 |
| <b>Fund 160 - East District Community Redevelopment Agency Totals</b>   |                | -          | 3,142,071 | -         | -          | -          |

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

|                                                                       |                            | FY 2026 (as of 5-31-2026) |                | FY 2027                                |                                                  |                |
|-----------------------------------------------------------------------|----------------------------|---------------------------|----------------|----------------------------------------|--------------------------------------------------|----------------|
|                                                                       |                            | E                         | J=G+I          | L                                      | M                                                | N=L+M          |
| Account                                                               | Account Description        | Amended Budget            | Total Revenues | Capital Est. Carryforward from FY 2026 | 2027 Budget Appropriation Transfers & Amendments | FY 2027 Budget |
| <b>Fund 314 - East CRA Bond 2013 (Community Redevelopment Agency)</b> |                            |                           |                |                                        |                                                  |                |
| 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      |

|                            |                     | 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                    |                     |                           |                              |                                        |                                                  |                |
| 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      |

|                                                                  |                |           |           |   |           |           |
|------------------------------------------------------------------|----------------|-----------|-----------|---|-----------|-----------|
| 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.