

LAUDERHILL CRA

ANNUAL REPORT

2025





Table of Contents

3	CRA Board
4	Message from The Chair
5	Introduction
7	State Road 7 Community Redevelopment Plan (CRP) Prioritizations
9	CRA Profiles
10	Historical Taxable Value
11	Top 10 Taxpayers
12	Project 1: Business Attraction & Community Outreach
12	Small Business Pitch Competition
13	Community Outreach
14	Business Spotlight
15	Lauderhill Commercial Arts & Entertainment District
17	Project 2: Commercial Façade Grant Program
17	Project 3: Neighborhood Improvement Program
18	Property Acquisition/Development
19	Central CRA Community Redevelopment Plan (CRP) Prioritizations
20	CRA Profiles
21	Historical Taxable Value
21	Top 10 Taxpayers
22	Project 1: Neighborhood Improvement Program
24	Project 2: Infill Housing
25	Property Acquisition - Affordable Housing
26	CRA Financial Statements FY 2025



CRA Board

The City of Lauderhill's Community Redevelopment Agency (CRA) was established to promote economic and community revitalization within designated areas of the City. These areas, known as CRA districts, are governed by the Mayor and City Commissioners, who oversee the agency's initiatives and strategic development efforts.



DENISE D. GRANT
MAYOR



SARAI "RAY" MARTIN
VICE MAYOR



RICHARD CAMPBELL
COMMISSIONER



MELISSA P. DUNN
COMMISSIONER



JOHN T. HODGSON
COMMISSIONER



Message From The Chair

As Mayor of the City of Lauderhill and Chair of the Lauderhill Community Redevelopment Agency, I am pleased to present this annual report highlighting our continuing efforts and commitment to the revitalization, economic growth, advancement of housing opportunities, safe environments, and community partnerships within our State Road 7 and Central CRA Districts.

Key achievements include the following:

- ▶ Acquisition and purchase of a 28,000 square foot commercial building which supports the Lauderhill CRA's redevelopment and revitalization efforts, as well as adding to its assets base and possible revenue-generating capacity. Future plans for the property include serving as a business incubator and resource/technical assistance center.
- ▶ Continued construction of single-family homes as part of the Renaissance Pointe Infill Housing Program.
- ▶ Signed agreements with non-profit organizations for leased space at Wyngate Plaza (future site of City of Lauderhill Police Department substation).
- ▶ Advancement on the construction efforts for the Le Parc at Lauderhill residential community.

There is so much potential and opportunity within both of our CRA Districts for future business development opportunities with investors and residents alike. Our goal is to continue to work with public and private partners to sustain long-term community vitality, with the objective to not only redevelop, but to also redefine the future of our community.

Mayor Denise D. Grant
Chair, Board of Commissioners
Lauderhill Community Redevelopment Agency (CRA)





Introduction

The Lauderhill Community Redevelopment Agency (CRA) operates under the authority of Florida Statutes Chapter 163, Part III. While the CRA is a separate legal entity, the City Commission serves as its Board of Commissioners, with the Mayor acting as Chair. The CRA's executive leadership includes the CRA Director as Executive Director, the City Auditor as CRA Auditor, the City Attorney as General Counsel, and the City Clerk as Secretary. Additionally, staff within the City's two redevelopment areas support the Agency's operations.



The Lauderhill CRA's State Road 7 CRA District Plan was initially approved by the City Commission on September 26, 2005 (Resolution 05R-09335) and subsequently authorized by the County on December 13, 2005. Over time, significant changes, including the annexation of the West Ken Lark, Broward Estates, and St. George communities, along with the Swap Shop, necessitated modifications to the plan. The amended plan was approved by the Lauderhill City Commission on October 21, 2019 (Resolution 19R-1018) and later authorized by Broward County on April 18, 2023. The Central CRA Plan was approved by the City Commission on September 11, 2006 (Resolution 06R09420) and authorized by the County on October 10, 2006.



In addition, the CRA territory has been expanded to include Northwest 31st Avenue and the surrounding Swap Shop. The expansion also includes additional commercial properties along Northwest 31st Avenue from Northwest 19th Street to Broward Boulevard.

CRA Funding and Initiatives

CRA programs and initiatives are primarily funded by tax incremental financing. These increments are generated when property values increase within a Community Redevelopment Area. The CRA strategically reinvests these tax increment revenues into programs and projects aligned with the objectives of each district's Community Redevelopment Plan. These initiatives include business attraction and retention, infrastructure development, community facilities, infill housing, public safety enhancements, and other initiatives that promote community pride and economic growth. By implementing these programs, the Lauderhill CRA fosters an improved, safer, and more vibrant environment while driving sustainable community redevelopment.





State Road 7

Community Redevelopment Plan (CRP) Prioritizations

- 1. Improvements to traffic circulation and access to SR7 Corridor.**
- 2. Creation of a distinct identity through streetscape improvements & design standards.**
- 3. The addition of residential and mixed-use development that supports the corridor identity and commercial properties.**
- 4. Development of open space & park facilities to create a sense of place & community.**
- 5. Utilization of transition zones.**
- 6. Use of architecture & design.**

The opening of the Lauderhill Transit Center in Summer 2021, located in front of the Lauderhill Mall, adjacent to the State Road 7 corridor, brought additional transit options for commuters. The 3,000-foot facility supports ten bus bays and is also utilized by the Lauderhill Community Bus Shuttle, a free service which provides connections to Broward County Transit (BCT) routes. To continue the sense of place, the architecture and design of the facility reflects the vibrant colors, and tropical aesthetic used on existing buildings along the corridor.

Future mobility improvements along the corridor include bicycle lane installation and sidewalk widening through the Florida Department of Transportation's (FDOT) Five Year Work Program. The improvements will provide additional travel and recreation options for bicyclists and pedestrians and will improve safety and connectivity along State Road 7.

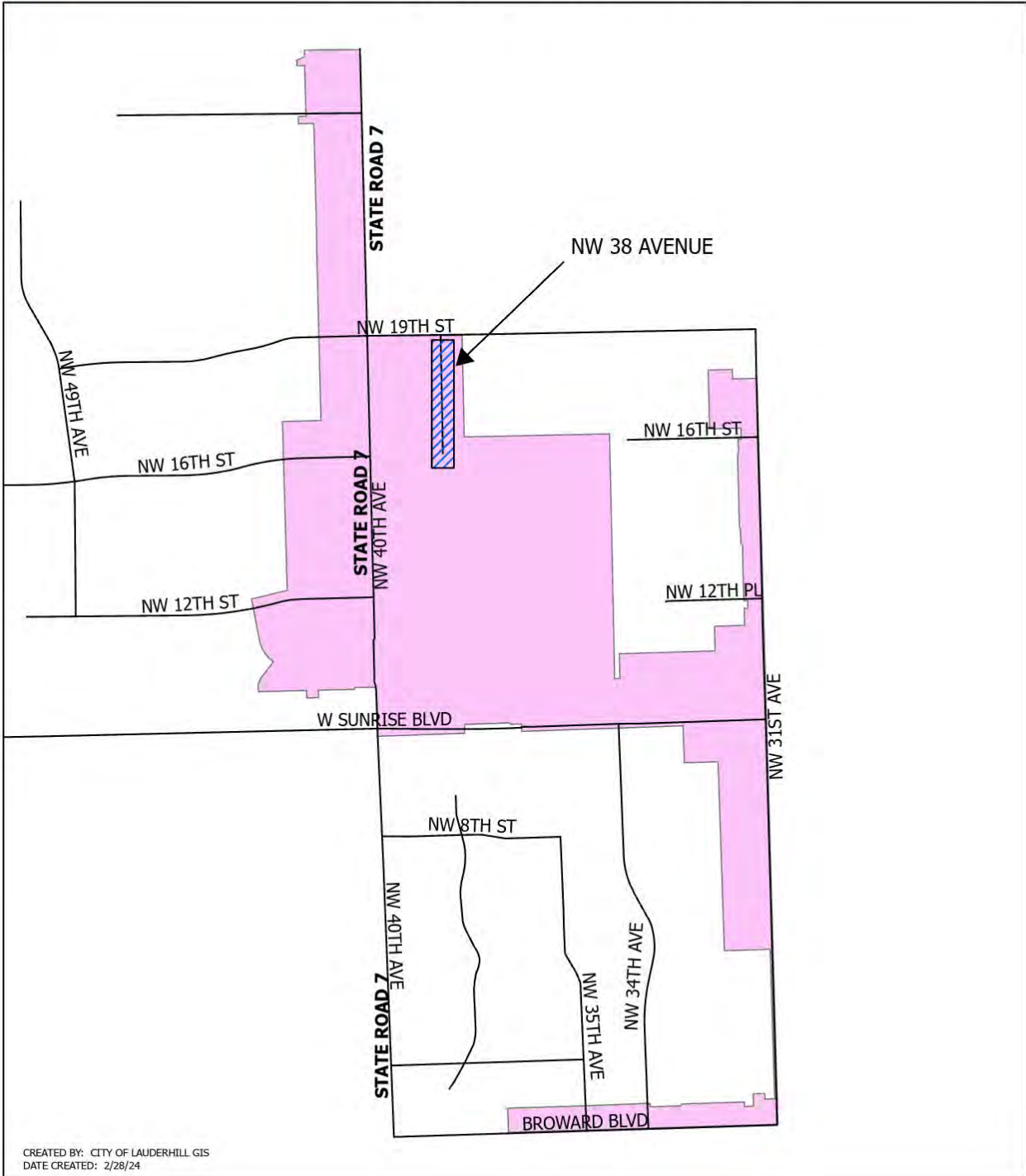
The Cricket Club, the latest residential development located along the NW corridor of Sunrise Boulevard and State Road 7. The 155-unit townhome community brought additional housing options to the former 10.35-acre infill site previously owned by McArthur Dairy.

The State Road 7 CRA Community Policing initiatives included following the best practices and recommendations notated in the President's Task Force on 21st Century Policing Report, the practices or "pillars" described in the Report identify ways to reduce crime reduction while building the trust of the public and the communities in which the officers serve. The six pillars listed in the Report are: Building Trust & Legitimacy, Policy & Oversight, Technology & Social Media, Community Policing & Crime Reduction, Technology & Education, and Officer Wellness & Safety.



CITY OF LAUDERHILL

STATE ROAD 7 CRA BOUNDARY



State Road 7 CRA Boundary Map

CRA Profiles		
CRA Area	Eastern CRA	Expansion Area
	446 Acres	238 Acres
CRA Base Year	2006	2024
Base Year Taxable Assessment	\$392,433,410	\$99,986,340
FY 2025 Taxable Assessment	\$706,425,740	\$99,986,340
TTL Assessed Value of Real Property	\$809,224,710	\$119,265,760
TTL Market Value of Real Property	\$1,114,819,480	\$144,260,150
Property Profile	FY 2025 Tax Base	FY 2025 Tax Base
Single Family Residential	\$108,673,770	-
Multi Family	\$350,410,000	-
Condos/Co-ops	\$205,117,420	-
Vacant Residential	\$1,411,730	\$273,210
Total Commercial	\$29,312,090	\$67,502,960
Total Industrial	-	\$29,433,350
Institutional/Government	\$11,004,140	\$2,776,820
Miscellaneous	\$496,590	-
District - Project Summary		
Total Number of Activities Started	2	
Total Number of Activities Completed	0	
Total for Low and Mid-Income Affordable Housing	\$0.00	

PROJECT	STARTED	COMPLETED
Business Attraction & Community Outreach	✓	
Commercial Facade Grant	✓	
Community Policing Innovations	✓	
Neighborhood Improvement Program	✓	

Historical Taxable Value					
		<i>A</i>		<i>B</i>	<i>= A - B</i>
Tax Roll Year	Fiscal Year	Final Gross Taxable Value	% Increase Over Prior Year	Base Year Taxable Value	Incremental Taxable Value
State Road 7					
2024	2025	452,207,910	11.2%	149,342,020	302,865,890
2023	2024	406,560,390	9.3%	149,342,020	257,218,370
2022	2023	372,121,280	8.0%	149,342,020	222,779,260
2021	2022	344,426,080	4.9%	149,342,020	195,084,060
2020	2021	328,321,430	8.5%	149,342,020	178,979,410
2019	2020	302,629,230	11.1%	149,342,020	153,287,210
2018	2019	272,419,920	4.5%	149,342,020	123,077,900
2017	2018	260,782,460	12.1%	149,342,020	111,440,440
2016	2017	232,619,090	10.9%	149,342,020	83,277,070
2015	2016	209,782,940	10.4%	149,342,020	60,440,920
State Road 7 Expansion Area					
2024	2025	99,986,340	0.0%	99,986,340	-



Top 10 Taxpayers - Eastern CRA

Taxpayer	Property Use	Value
1. LAUDERHILL MALL INVESTMENT LLC	Commercial	\$32,683,110
2. INVERRARY 441 APARTMENTS	Residential	\$28,204,710
3. 38TH AVENUE WAREHOUSE LLC	Commercial	\$10,597,340
4. UNITED PARCEL SERVICES INC	Commercial	\$10,456,270
5. ESS NYFL JV FLORIDA SUB II LLC	Commercial	\$8,981,460
6. GRIECO AUTOMOTIVE MANAGEMENT	Commercial	\$8,519,320
7. INDUSTRIAL PARK LAUDERHILL LLC	Commercial	\$7,727,960
8. PUBLIC STORAGE PROP VII INC	Commercial	\$6,891,950
9. A+ MINI STORAGE	Commercial	\$6,413,970
10. LRF3 MIA 15TH STREET LLC	Commercial	\$6,198,340

Top 10 Taxpayers - Expansion Area

Taxpayer	Property Use	Value
1. SWAP SHOP	Commercial	62,377,000
2. ALL SERVICE REFUSE	Commercial	10,085,200
3. WINGFOOT COMMERCIAL TIRE	Commercial	6,717,930
4. SA RECYCLING LLC	Commercial	4,446,900
5. R&A BUILDING CORP	Commercial	4,190,610
6. SUNSHINE GASOLINE	Commercial	3,603,990
7. 3521 W BROWARD LLC	Commercial	2,478,320
8. PCS PRIMECO	Commercial	2,471,660
9. COLLINS INTERNATIONAL	Commercial	1,441,020
10. NICHE INVESTMENT GROUP	Commercial	1,172,730

Project 1

Business Attraction & Community Outreach

2025 Small Business Pitch Competition

The 4th Annual Lauderhill CRA Small Business Competition received over 300 submissions with the Top 5 finalists competing for the \$25,000 grand prize.

Prior to the grand finale pitch event held on August 28, 2025, Technical Assistance sessions were held for the Top 20 to prepare for the first preliminary round held in July, where the Top 10 were chosen. Those Top 10 finalists participated in a four-week *Pitch Bootcamp* which readied finalists with pitch deck refinement, elevator and business pitch, slide creation, and real-time pitch presentation feedback. For many finalists it was their first time entering a pitch competition, and the Pitch Bootcamp served as a useful preparation tool.



Grand Finale Event



Pitch Bootcamp Session

The grand finale judges and event host were from a cross section of industries including startups, angel investors, strategic planning, and diversity initiatives; Event Host/Moderator, Phil Castro; Grand Finale judges: Alexis Chin, Chandler Malone, Roxette Irvine, and Jamie Allison.

The grand finale judges evaluated the Top 5 finalists in five key areas:

- Problem/need identification
- Product/service clarity
- Target market definition
- Financials & projections
- Team evaluation & fund utilization

An additional component provided to the Top 5 finalists post event were one-on-one technical assistance evaluations which included marketing and business consultation advice.



Technical Assistance Session



2025 winners (L-R): Vanessa Sanchez, Bonnee the Clothing Swap App (3rd Place); Elise Lambkin, Lil Sippers (1st Place); Chimadika “Chim” Okoye, OGA Street Tech (2nd Place); Kennie and Kameo Lewis, KamKo Dance Life (Fan Favorite)m



Business Outreach & Engagement

The CRA Business Spotlight promotes local businesses within Lauderhill CRA districts through features on Facebook, Instagram, and LinkedIn.

Aimed at increasing awareness and encouraging the community and visitors to patronize local businesses, it showcases both startups and established businesses, highlighting their stories and offerings. Spotlights are also featured at events through audio-visual displays.



STONER'S PIZZA JOINT



VERSA STONE LLC



FIRST KID'S PPC

BATTERY EXPRESS



UNDER CONTROL AIR CONDITIONING



DIFF'RENT DESIGNS BY DEANI



In late Fall 2025, the Lauderhill CRA posted a recruitment for a skilled electrician tasked with providing skilled work on CRA-owned plazas, warehouses, parking area, and community spaces to improve infrastructure and community improvements throughout the CRA districts.



Lauderhill Commercial Arts & Entertainment (CAE) District

The Lauderhill CRA Commercial Arts & Entertainment (CAE) District is a vibrant area along the NW 38th Avenue corridor comprised of diverse entertainment options including the Lauderhill Performing Arts Center. In an effort to establish relationships with existing entertainment entities, promotional efforts have been sought with Film Lauderdale to promote the CAE as film and production location sites including the usage of CRA owned kiosks.



filmlauderdale Lauderhill Public Kiosks | CAE District in Lauderhill, FL

Set the Scene in Lauderhill's vibrant Commercial, Arts & Entertainment (CAE) District! These Public Kiosks provide a colorful backdrop and a perfect facility to film block parties, farmers markets, pop-up shops, or local food vendor scenes at. The kiosks also happen to be the site of the 6th Annual Beer-B-Q Block Party happening this Saturday, November 1st! Entry is free, and you can find more details at Lauderhill-FL.gov/Events. Check out the flyer on the last slide for all the info! *Post from Film Lauderdale about the Public Kiosks*

#SetTheScene #FilmInBroward #FilmLauderdale #Lauderhill #PublicKiosks

21w

15 likes
October 29, 2025



HIYDE Bar Grand Opening in May 2025 at the CAE District



LeParc at Lauderhill

In Fall 2025, the much anticipated LeParc at Lauderhill project began preliminary foundational work on the 385-unit contemporary, multi-family residential complex. With a focus on providing workforce housing options for teachers, healthcare workers, police officers, and the like, LeParc at Lauderhill will offer the option of garden-style and mid-rise apartments, along with modern amenities including an onsite daycare center which will meet community needs and provide convenience for working families.



Site Clearing & Onsite Preliminary Construction



Rendering of LeParc - after completion

Located within the CRA's Commercial, Arts & Entertainment District, the project's next phase includes continued streetscape improvements that will continue south from NW 15th Street to Central Broward Park and Broward County Stadium, where it will connect to the City of Lauderhill Performing Arts Center (LPAC).

3,250+

Attendees

Lauderhill Live Comedy Show

Lauderhill Live Comedy Show is a quarterly comedy series featuring top national comedians. Lauderhill Live is held at the Lauderhill Performing Arts Center, and is the longest running series at the facility.

Located in the CAE, the LPAC welcomed more than 80,000 visitors. In 2025, LPAC's comedy show alone sold more than 3,200 tickets, attracting attendees from across the region, from Naples to Fort Lauderdale and from Homestead to Port Saint Lucie.

12,000+

Attendees

6th Annual Beer-B-Q

The Sixth Annual Beer-B-Q, drew over 12,000 attendees to the CAE. The event hosted a diverse array of Lauderhill vendors: food trucks, tented food/drink stalls, and crafted vendors.



Project 2

Commercial Façade Grant (CFG) Program

The Commercial Façade Grant (CFG) Program continues to encourage property and business owners to enhance their building exteriors, supporting economic growth and revitalization. By funding improvements such as façade work, stucco, signage, lighting, and painting, the program contributes to the vibrancy and safety of Lauderhill's commercial corridors while complementing broader revitalization efforts.

Project 3

Neighborhood Improvement Program

Property Acquisition/Development

1883 Building

The 1883 building is located within the Commercial Arts and Entertainment District and is a 28,000 square foot commercial property. A previous vacant building prime for redevelopment, it is the future site of the CRA headquarters as well as a multiuse facility encompassing a business incubator center, new retail suite options, and emerging technology mini studios. Residents and visitors will have access to a mix of services and amenities that position the District as a destination for business in addition to entertainment.



Exterior and interior of the 1883 Building



Wyngate Plaza

Ongoing redevelopment and strengthening of the Wyngate Plaza efforts will include it serving as a future site of the Lauderhill police substation to enhance the surrounding community’s public safety.

Additional Wyngate Plaza progress includes:

- **Signed lease agreements with a fast-casual restaurant and a non-profit organization.**
- **Ensure vacant areas/bays of the building are environmentally safe with asbestos abatement removal.**
- **Planned façade upgrades will be implemented in phases.**

Wyngate Plaza – before completion



Rendering of Wyngate Plaza Façade – after completion

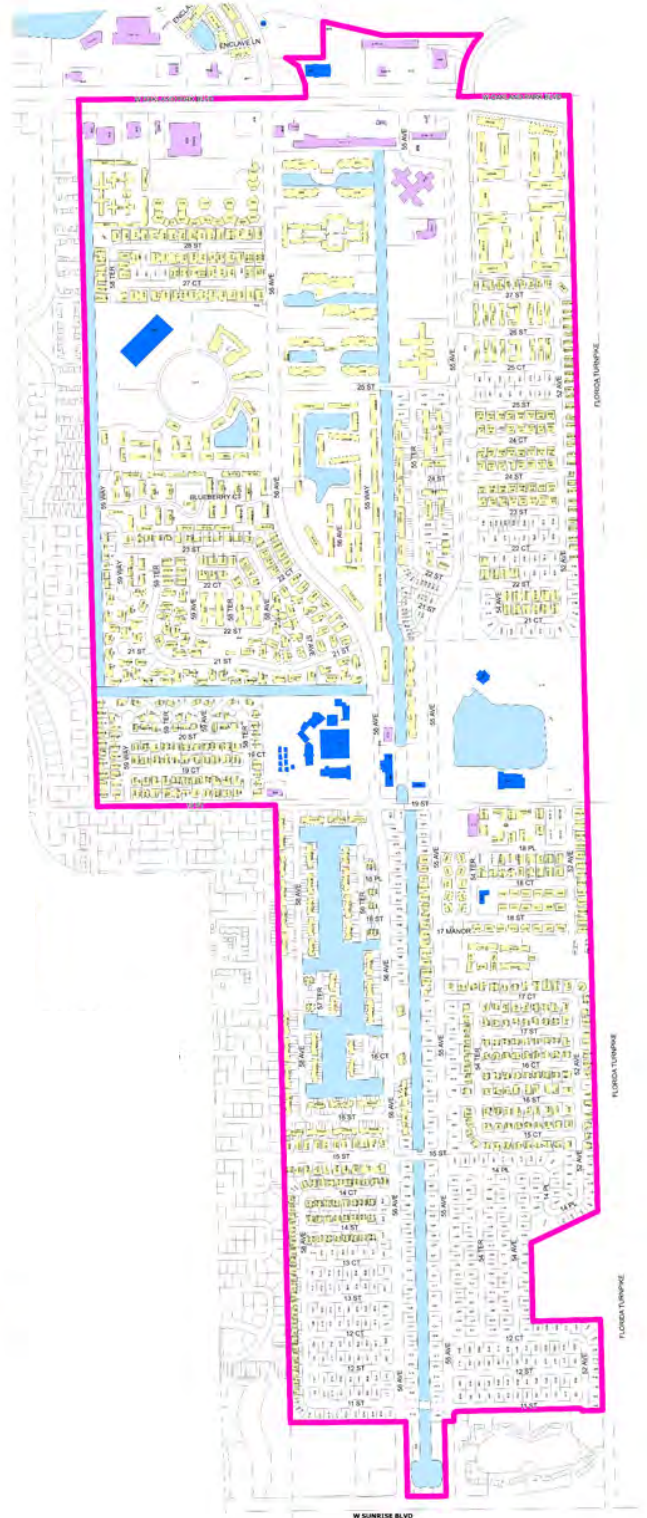


Central CRA

Community Redevelopment Plan (CRP) Prioritizations

1. Acquisition of key properties.
2. Development of a sense of community.
3. Provision of creative financing and zoning.
4. Elimination or reduction of commercial uses outside designated commercial districts.
5. Addition of new open space and park facilities.
6. Construction of a new City Hall Annex - **COMPLETED**

The previous site of Mission Lake Plaza, a 11,900 square foot building. The store was considered non-compatible to the community it served. Reports of truancy, crime, and illegal activity, deterred residents from patronizing the Plaza. The neighborhood consists of single-family homes, with working families and did not meet the needs of current and planned future residents. The demolition of Mission Lake Plaza meets the prioritization to eliminate or reduce commercial uses outside designated commercial districts.



Central CRA Map

CRA Profiles	
CRA Area	619 Acres
CRA Base Year	2006
Base Year Taxable Assessment	\$392,433,410
FY 2025 Taxable Assessment	\$706,425,740
TTL Assessed Value of Real Property	\$809,224,710
TTL Market Value of Real Property	\$1,114,819,480
Property Profile	FY 2025 Tax Base
Single Family Residential	\$108,673,770
Multi Family	\$350,410,000
Condos/Co-ops	\$205,117,420
Vacant Residential	\$1,411,730
Total Commercial	\$29,312,090
Total Industrial	-
Institutional/Government	\$11,004,140
Miscellaneous	\$496,590
District - Project Summary	
Total Number of Activities Started	2
Total Number of Activities Completed	0
Total for Low and Mid-Income Affordable Housing	\$0.00



Historical Taxable Value

		A		B	= A - B
Tax Roll Year	Fiscal Year	Final Gross Taxable Value	% Increase Over Prior Year	Base Year Taxable Value	Incremental Taxable Value
2024	2025	706,425,740	11.7%	392,433,409	313,992,331
2023	2024	632,478,830	12.2%	392,433,409	240,045,421
2022	2023	563,610,940	17.2%	392,433,409	171,177,531
2021	2022	480,983,560	8.4%	392,433,409	88,550,151
2020	2021	443,510,520	11.0%	392,433,409	51,077,111
2019	2020	399,590,070	9.7%	392,433,409	7,156,661
2018	2019	364,397,650	10.8%	392,433,410	(28,035,760)
2017	2018	328,929,850	11.4%	392,433,410	(63,503,560)
2016	2017	295,181,400	12.6%	392,433,410	(97,252,010)
2015	2016	262,182,220	9.2%	392,433,410	(130,251,190)

Top 10 Taxpayers

Taxpayer	Property Use	Value
1. SUNNY LAKE APARTMENTS LLC	Residential	77,421,660
2. 2500 INVERRARY CLUB	Residential	40,747,120
3. ROYAL PALMS AT LAUDERHILL LLC	Residential	24,724,950
4. TREEV-180 UNITS LAUDERHILL	Residential	22,475,040
5. INVERRARY RENTALS LLC	Residential	16,304,860
6. ELIZABETH GARDENS AT LAUDERHILL LLC	Residential	16,236,210
7. CFRE VIEWMAX LLC - MISSION LAKE APTS	Residential	11,191,380
8. 2011-43 LLC - SUNSHINE VILLAS	Residential	9,277,950
9. AIRPORT COMMERCE - INVERRARY PLAZA	Commercial	7,991,230
10. INVERNESS CENTER LLC	Commercial	7,140,090



Project 1

Neighborhood Improvement Program

Empowerment Series

The 2025 Empowerment Series focused on confidence, leadership, and personal development for elementary school students. From April 15–23, workshops for fourth and fifth-grade boys emphasized accountability, leadership, and workforce readiness. From May 5–9, sessions for girls covered etiquette, hygiene, public speaking, and self-care, with interactive lessons on posture, handshakes, and self-introduction skills. The series empowered both students and educators with essential skills for success.



Financial Playbook Series

As part of the Neighborhood Improvement program, the Lauderhill CRA partnered with the City of Lauderhill for The Financial Playbook Series, designed to educate senior citizens on financial literacy. The no-cost sessions to residents features industry professionals from public and private sector.





Grow with Google and SCORE Broward

The CRA, in partnership with the City of Lauderhill, expanded adult education initiatives through The Lauderhill CRA Small Business Academy by offering free virtual and in-person workshops, the program supports small business owners, entrepreneurs, and professionals in skill development and business growth.

LAUDERHILL CRA
SMALL BUSINESS ACADEMY

Grow with **Google**

WORKSHOPS 2025

FREE
OPEN TO THE PUBLIC VIA **ZOOM**
GROW YOUR BUSINESS WITH AI-POWERED TOOLS
SEPTEMBER 16 | 12 PM - 1 PM

LAUDERHILL CRA
SMALL BUSINESS ACADEMY

FREE
TO REGISTER

MAY 13, 2025
TUESDAY, 6:00 PM - 7:30 PM
Earned Media: The Best Kept Secret in Business

MAY 15, 2025
THURSDAY, 6:00 PM - 7:30 PM
Marketing Your Small Business: Creative Ways to Expand Your Reach and Visibility

MAY 20, 2025
TUESDAY, 6:00 PM - 7:30 PM
Website Planning 101: Take Your First Step to Website Success!

For more information
☎ 954-730-3041

✉ ecodevis@lauderhill-fl.gov
🌐 www.lauderhillcra-fl.gov

📱 [@TheLauderhillCRA](https://www.facebook.com/TheLauderhillCRA)



In 2025, the Lauderhill CRA was recognized as a Grow with Google High Impact Partner for our commitment to empowering our community with essential digital skills. Through workshops and activities, we help individuals and businesses harness the power of technology to grow, innovate, and succeed. This badge reflects our dedication to making a lasting impact.



Project 2

Infill Housing



Entrance of Renaissance Pointe

The CRA's Infill Housing Program has made homeownership a reality for many residents. Since the program began, several properties have been successfully sold, contributing to the growth and development of the area. Two new properties were completed in 2025, additionally, construction on four more single-family homes is ongoing. These developments demonstrate a continued investment in the community and a commitment to its ongoing expansion.



Framing and Masonry construction

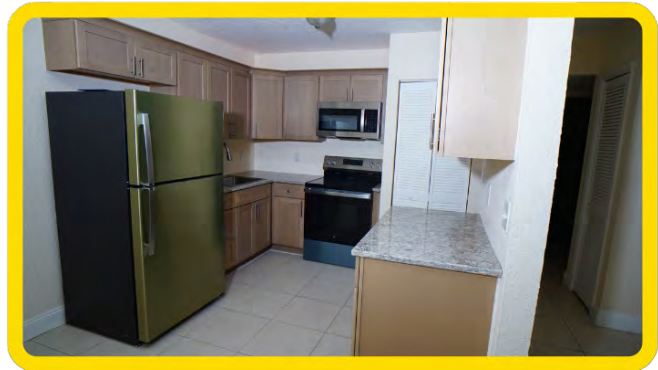


Exterior of a completed home at Renaissance Pointe

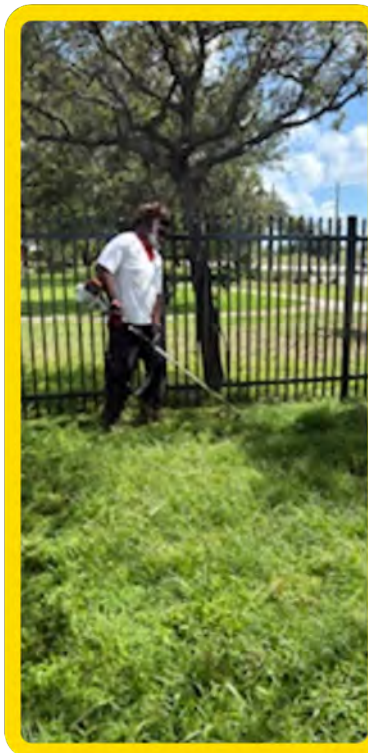


Property Acquisition - Affordable Housing

The CRA continued its commitment to providing housing solutions in the form of affordable rentals. One of the two residential properties the CRA owns in the Devon Hunt community was completely rehabilitated and made available for rent. The second unit is on schedule for rehabilitation.



Devon Hunt property before and after renovations



CRA Maintenance and Beatification Efforts

CRA crews work across the districts to help keep public spaces clean, maintained, and welcoming. From landscaping and exterior upkeep to site improvements in key corridors, these day-to-day efforts support the overall appearance, safety, and pride of the community.

Lauderhill CRA Maintenance staff keeping the districts clean and maintained



CRA

Financial Statements

FY 2025



LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
STATEMENT OF NET POSITION
 September 30, 2025

ASSETS	GOVERNMENTAL ACTIVITIES
Cash and equity in pooled cash and investments	\$ 3,086,655
Accounts receivable - net	80,000
Real estate held for investment	6,931,256
Other assets	934,816
Depreciable assets-net	<u>980,141</u>
Total assets	<u>12,012,868</u>
LIABILITIES	
Noncurrent liabilities:	
Due within one year	
Due to other funds	<u>1,600,000</u>
Total Liabilities	<u>1,600,000</u>
NET POSITION	
Net Investment in capital assets	980,141
Restricted for:	
Real estate held for investment	6,931,256
Unrestricted	<u>2,501,471</u>
Total Net Position	<u>\$ 10,412,868</u>

The notes to the financial statements are an integral part of this statement.

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
 A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
 STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

	PROGRAM REVENUES			Governmental Activities
Expenses	Charges for services	Operating grants and contributions	Capital grants and contributions	Net (expense)
				Revenue and Changes in Net Position
Functions/programs				
Primary Government:				
Governmental activities:				
Economic environment	\$ 1,015,027	\$ -	\$ -	\$ -
Total primary governmental	\$ 1,015,027	\$ -	\$ -	\$ (1,015,027)
General revenues:				
Investment Income				164,578
Miscellaneous				260,410
Transfers				1,324,749
Total general revenues and transfers				1,749,737
Change in net position				734,710
Net position (deficit), October 1,				9,678,158
Net position (deficit), September 30,				\$ 10,412,868

The notes to the financial statements are an integral part of this statement.



**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA**

Balance Sheet
Governmental Funds
September 30, 2025

	Eastern Community Redevelopment Agency	Central Community Redevelopment Agency	Total Community Redevelopment Agency
ASSETS			
Cash and equity in pooled cash and investments	\$ 2,523,268	\$ 563,387	\$ 3,086,655
Accounts receivable - net	-	80,000	80,000
Real estate held for investment	5,904,986	1,026,270	6,931,256
Other assets	3,900	930,916	934,816
Total assets	<u>\$ 8,432,154</u>	<u>\$ 2,600,573</u>	<u>\$ 11,032,727</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to other funds	\$ -	\$ 1,600,000	\$ 1,600,000
Total liabilities	<u>-</u>	<u>1,600,000</u>	<u>1,600,000</u>
Fund balances:			
Restricted for:			
Real estate held for investment	5,904,986	1,026,270	6,931,256
Assigned:			
Community redevelopment agency	2,527,168	(25,697)	2,501,471
Total fund balances (deficit)	<u>8,432,154</u>	<u>1,000,573</u>	<u>9,432,727</u>
Total liabilities and fund balances	<u>\$ 8,432,154</u>	<u>\$ 2,600,573</u>	<u>\$ 11,032,727</u>

The notes to the financial statements are an integral part of this statement.

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
 Reconciliation of the Balance Sheet of Governmental Funds
 To the Statement of Net Position
 September 30, 2025

Fund balances - total government funds	\$	9,432,727
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Governmental capital assets, net		<u>980,141</u>
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Net position of governmental activities	\$	<u>10,412,868</u>
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The notes to the financial statements are an integral part of this statement.



LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
 Statement of Revenues, Expenditures, and Changes in Fund Balances
 Governmental Funds
 For the Year Ended September 30, 2025

	Eastern Community Redevelopment Agency	Central Community Redevelopment Agency	Total Community Redevelopment Agency
REVENUES			
Investment income	\$ 123,327	\$ 41,251	\$ 164,578
Rental income	245,416	-	245,416
Miscellaneous	<u>14,994</u>	<u>-</u>	<u>14,994</u>
Total revenues	<u>383,737</u>	<u>41,251</u>	<u>424,988</u>
EXPENDITURES			
Current:			
General government	857,065	84,366	941,431
Capital Outlay:			
Buildings			-
Improvements	23,000	-	23,000
Machinery & equipment	<u>55,552</u>	<u>-</u>	<u>55,552</u>
Infrastructure			-
Total Expenditures	<u>912,617</u>	<u>84,366</u>	<u>1,019,983</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(528,880)</u>	<u>(43,115)</u>	<u>(594,995)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	1,409,249	115,500	1,524,749
Transfers out	<u>-</u>	<u>(200,000)</u>	<u>(200,000)</u>
Total Other Financing Sources (Uses)	<u>1,409,249</u>	<u>(84,500)</u>	<u>1,324,749</u>
Net change in fund balances	880,369	(127,615)	729,754
Fund balances (deficit) - beginning	<u>7,574,785</u>	<u>1,128,188</u>	<u>8,702,973</u>
Fund balances (deficit) - ending	<u>\$ 8,455,154</u>	<u>\$ 1,000,573</u>	<u>\$ 9,432,727</u>

The notes to the financial statements are an integral part of this statement.

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
 Reconciliation of the Statement of Revenues
 Expenditures, and Changes in Fund Balances of Governmental Funds
 To the Statement of Activities
 For the Year Ended September 30, 2025

Changes in fund balances - total government funds		729,754
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
<p style="padding-left: 40px;">Net change in fund balances</p>		
<p style="padding-left: 40px;">Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense.</p>		
Expenditures for capital outlays	78,552	
Less current year depreciation	<u>(73,596)</u>	<u>4,956</u>
Change in net position of governmental activities		<u>\$ 734,710</u>

The notes to the financial statements are an integral part of this statement.