



**COMMUNITY REDEVELOPMENT AGENCY**  
**FINANCIAL SUMMARY**  
**FISCAL YEAR 2023-24**

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<b>Fund Balance as of September 30, 2022</b>		<b>\$10,306,439</b>
Projected Revenues FY 2022-23		7,801,136
Projected Expenditures FY 2022-23		11,340,013
Net Increase/(Decrease) in Net Unrestricted Assets		<u><b>(3,538,877)</b></u>
<b>Expected Fund Balance as of September 30, 2023</b>		<b>\$6,767,562</b>
<b>Add Fiscal Year 2023-24 Budgeted Revenues</b>		
Tax Increment Financing City 1.1700	2,288,854	
Tax Increment Financing County 3.2043	6,268,525	
<i>Based on tax increment value of \$2,059,247,727</i>		
Loan Proceeds	12,000,000	
Interest Income	154,000	
		<u>20,711,379</u>
<b>TOTAL AVAILABLE RESOURCES:</b>		<b>\$27,478,941</b>
<b>Less Fiscal Year 2023-24 Expenditures</b>		
Personnel Services	953,953	
Operating Expenses	991,455	
Incentive Programs & Services	250,000	
Capital Improvements	25,000,000	
		<u>27,195,408</u>
<b>BUDGETED CASH FLOW</b>		<b>(6,484,029)</b>
<b>Projected Fund Balance as of September 30, 2024</b>		<u><u><b>\$283,534</b></u></u>



**CITY OF NAPLES  
COMMUNITY REDEVELOPMENT AGENCY FUND  
REVENUE SUMMARY**

	FY 20-21 ACTUAL	FY 21-22 ACTUAL	FY 22-23 ADOPTED BUDGET	FY 22-23 ESTIMATED ACTUAL	FY 23-24 PROPOSED BUDGET
City Tax Increment	1,434,656	1,520,417	1,859,011	1,859,011	2,288,854
<i>Based on increment value of \$2,054,731,747, 1.17 millage rate &amp; 95%</i>					
County Tax Increment	4,446,809	4,712,633	5,762,125	5,762,125	6,268,525
<i>Based on increment value of \$2,054,731,747, 3.2043 millage rate @ 95%</i>					
Loan Proceeds	0	0	9,000,000	0	12,000,000
Interest Income	72,145	105,064	55,000	180,000	154,000
<b>TOTAL REVENUES</b>	<b>\$ 5,953,610</b>	<b>\$ 6,338,114</b>	<b>\$16,676,136</b>	<b>\$ 7,801,136</b>	<b>\$ 20,711,379</b>

**FUND 180: COMMUNITY REDEVELOPMENT FUND**

**FISCAL YEAR 2023-24**

<b>2022 Adopted</b>	<b>2023 Adopted</b>	<b>2024 Proposed</b>	<b>JOB TITLE</b>	<b>FY 2024 Proposed</b>
<b>Administration (1501)</b>				
0.05	0.05	0.05	City Manager*	14,742
0	0	0.10	Deputy City Manager*	21,011
1	1	1.00	Community Redevelopment Administrator	144,557
0	0	0.5	Administrative Coordinator	27,500
<u>1.05</u>	<u>1.05</u>	<u>1.65</u>		<u>207,810</u>
<b>Parks &amp; Parkways Maintenance (1517)</b>				
3	3	3	Landscape Technician	138,576
<u>3</u>	<u>3</u>	<u>3</u>		<u>138,576</u>
<b>Law Enforcement (1520)</b>				
3	3	3	Community Police Officer	234,484
<u>3</u>	<u>3</u>	<u>3</u>		<u>234,484</u>
<b>7.05</b>	<b>7.05</b>	<b>7.65</b>	<b>Regular Salaries</b>	<b>580,870</b>
			<b>State Incentive Pay</b>	<b>2,520</b>
			<b>Overtime</b>	<b>19,192</b>
			<b>Personal Leave Payouts</b>	<b>14,100</b>
			<b>Holiday Pay</b>	<b>10,500</b>
			<b>Other Payroll Expenses</b>	<b>326,771</b>
			<b>Total Personnel Services</b>	<b>\$ 953,953</b>

\* 95% of City Manager & 90% of Deputy City Manager funded by General Fund/City Mgr Dept

**FISCAL YEAR 2023-24  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
FUND SUMMARY**

FUND 180

	FY 21-22 ACTUAL	FY 22-23 ADOPTED BUDGET	FY 22-23 ESTIMATED ACTUAL	FY 23-24 PROPOSED BUDGET	CHG FROM PROPOSED BUDGET	%	CHG FROM ESTIMATED ACTUAL	%
<b><u>PERSONNEL SERVICES</u></b>								
510200 REGULAR SALARIES & WAGES	382,486	497,729	535,610	<b>580,870</b>	83,141	16.7%	45,260	8.5%
510300 LONGEVITY & SPECIALTY PAY	4,831	4,000	5,644	<b>4,500</b>	500	12.5%	(1,144)	-20.3%
510305 PERSONAL LEAVE PAYOUTS	4,833	13,700	6,257	<b>14,100</b>	400	2.9%	7,843	125.3%
510320 STATE INCENTIVE PAY	1,505	2,520	2,520	<b>2,520</b>	0	0.0%	0	0.0%
510400 OVERTIME	14,215	13,192	35,613	<b>19,192</b>	6,000	45.5%	(16,421)	-46.1%
510420 HOLIDAY PAY	27,132	9,900	9,593	<b>10,500</b>	600	6.1%	907	9.5%
525100 FICA	32,315	40,384	44,751	<b>45,755</b>	5,371	13.3%	1,004	2.2%
525030 RETIREMENT CONTRIBUTIONS	107,404	158,142	161,875	<b>161,851</b>	3,709	2.3%	(24)	0.0%
525040 LIFE/HEALTH INSURANCE	104,556	104,566	104,566	<b>113,465</b>	8,899	8.5%	8,899	8.5%
525070 EMPLOYEE ALLOWANCES	750	2,655	2,655	<b>1,200</b>	(1,455)	-54.8%	(1,455)	-54.8%
<b>TOTAL PERSONNEL SERVICES</b>	<b>\$680,026</b>	<b>\$846,788</b>	<b>\$909,084</b>	<b>\$953,953</b>	<b>\$107,165</b>	<b>12.7%</b>	<b>\$44,869</b>	<b>4.9%</b>
<b><u>OPERATING EXPENSES</u></b>								
530000 OPERATING EXPENSE	44,050	66,500	73,000	<b>73,000</b>	6,500	9.8%	0	0.0%
530010 CITY ADMINISTRATION	125,120	116,993	116,993	<b>119,610</b>	2,617	2.2%	2,617	2.2%
531010 PROFESSIONAL SERVICES	396,694	350,000	350,000	<b>250,000</b>	(100,000)	-28.6%	(100,000)	-28.6%
531015 INCENTIVE PROGRAMS & SVCS	0	0	0	<b>250,000</b>	250,000		250,000	
531020 INVESTMENT ADVISORY FEES	4,735	1,500	1,500	<b>1,500</b>	0	0.0%	0	0.0%
532040 OTHER CONTRACTUAL SERVICES	158,901	198,910	205,737	<b>217,777</b>	18,867	9.5%	12,040	5.9%
540000 TRAVEL AND PER DIEM	1,995	13,000	4,000	<b>9,000</b>	(4,000)	-30.8%	5,000	125.0%
541000 COMMUNICATIONS	1,635	1,500	435	<b>2,435</b>	935	62.3%	2,000	459.8%
543010 ELECTRICITY	29,525	42,182	42,182	<b>42,182</b>	0	0.0%	0	0.0%
545220 SELF INSURANCE CHARGE	67,678	70,280	70,280	<b>98,124</b>	27,844	39.6%	27,844	39.6%
546000 REPAIR & MAINTENANCE	103,856	127,725	158,179	<b>158,225</b>	30,500	23.9%	46	0.0%
547020 ADVERTISING-NON LEGAL	0	3,000	70	<b>0</b>	(3,000)	-100.0%	(70)	-100.0%
549020 TECHNOLOGY SVC CHARGE	1,690	2,900	2,900	<b>2,614</b>	(286)	-9.9%	(286)	-9.9%
551000 OFFICE SUPPLIES	2,260	2,600	3,000	<b>1,000</b>	(1,600)	-61.5%	(2,000)	-66.7%
552000 OPERATING SUPPLIES/MINOR EQUIP	5,031	7,150	7,150	<b>7,150</b>	0	0.0%	0	0.0%
552070 UNIFORMS	1,446	4,200	4,200	<b>4,200</b>	0	0.0%	0	0.0%
552090 OTHER CLOTHING	1,487	2,538	2,538	<b>2,538</b>	0	0.0%	0	0.0%
554010 MEMBERSHIPS	2,045	2,600	2,050	<b>2,100</b>	(500)	-19.2%	50	2.4%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 948,148</b>	<b>\$ 1,013,578</b>	<b>\$ 1,044,214</b>	<b>\$ 1,241,455</b>	<b>\$ 227,877</b>	<b>22.5%</b>	<b>\$ 197,241</b>	<b>18.9%</b>
<b><u>NON-OPERATING EXPENSES</u></b>								
560200 BUILDINGS	5,910	13,000,000	1,000,000	<b>15,000,000</b>	2,000,000	15.4%	14,000,000	1400.0%
560300 IMPROVEMENTS O/T BUILDING	288,823	5,150,000	8,386,715	<b>10,000,000</b>	4,850,000	94.2%	1,613,285	19.2%
560400 MACHINERY & EQUIPMENT	2,740	0	0	<b>0</b>	0		0	
591210 BOND SINKING FUND	264,117	0	0	<b>0</b>	0		0	
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$ 561,589</b>	<b>\$ 18,150,000</b>	<b>\$ 9,386,715</b>	<b>\$25,000,000</b>	<b>\$6,850,000</b>	<b>37.7%</b>	<b>\$ 15,613,285</b>	<b>166.3%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,189,763</b>	<b>\$ 20,010,366</b>	<b>\$ 11,340,013</b>	<b>\$27,195,408</b>	<b>\$7,185,042</b>	<b>35.9%</b>	<b>\$ 15,855,395</b>	<b>139.8%</b>

**FISCAL YEAR 2023-24  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
ADMINISTRATION**

180-1501-552

	FY 21-22 ACTUAL	FY 22-23 ADOPTED BUDGET	FY 22-23 ESTIMATED ACTUAL	FY 23-24 PROPOSED BUDGET	CHG FROM PROPOSED BUDGET	%	CHG FROM ESTIMATED ACTUAL	%
<b><u>PERSONNEL SERVICES</u></b>								
510200 REGULAR SALARIES & WAGES	94,432	150,000	175,435	207,810	57,810	38.5%	32,375	18.5%
525010 FICA	6,620	11,047	13,007	15,339	4,292	38.9%	2,332	17.9%
525030 RETIREMENT CONTRIBUTIONS	11,027	19,501	23,234	30,898	11,397	58.4%	7,664	33.0%
525040 LIFE/HEALTH INSURANCE	15,572	15,574	15,574	24,473	8,899	57.1%	8,899	57.1%
525070 EMPLOYEE ALLOWANCES	750	2,655	2,655	1,200	(1,455)	-54.8%	(1,455)	-54.8%
<b>TOTAL PERSONNEL SERVICES</b>	<b>\$ 128,400</b>	<b>\$ 198,777</b>	<b>\$ 229,905</b>	<b>\$ 279,720</b>	<b>\$ 80,943</b>	<b>40.7%</b>	<b>\$ 49,815</b>	<b>21.7%</b>
<b><u>OPERATING EXPENSES</u></b>								
530000 OPERATING EXPENDITURES	2,917	5,000	3,000	3,000	(2,000)	-40.0%	0	0.0%
530010 CITY ADMINISTRATION	125,120	116,993	116,993	119,610	2,617	2.2%	2,617	2.2%
531010 PROFESSIONAL SERVICES	396,694	350,000	350,000	250,000	(100,000)	-28.6%	(100,000)	-28.6%
<i>General design and contractual services, real estate consulting, website services, CRA audit statement, Naples Design District implementation</i>								
531015 INCENTIVE PROGRAMS & SVCS	0	0	0	250,000	250,000		250,000	
<i>Residential improvement grants and micro-transitshuttle service within the CRA</i>								
531040 OTHER CONTRACTUAL SERVICES	0	15,000	800	0	(15,000)	-100.0%	(800)	-100.0%
531220 INVESTMENT ADVISORY FEES	4,735	1,500	1,500	1,500	0	0.0%	0	0.0%
540000 TRAVEL AND PER DIEM	0	5,000	0	1,000	(4,000)	-80.0%	1,000	
541000 COMMUNICATIONS	1,635	1,500	435	435	(1,065)	-71.0%	0	0.0%
545220 SELF INSURANCE CHARGE	67,678	70,280	70,280	98,124	27,844	39.6%	27,844	39.6%
546000 REPAIR AND MAINTENANCE	54,397	50,000	75,454	75,500	25,500	51.0%	46	0.1%
<i>Specialty 5th Ave maintenance</i>								
547020 ADVERTISING (NON LEGAL)	0	3,000	70	0	(3,000)	-100.0%	(70)	-100.0%
549020 TECHNOLOGY SERVICE CHARGE	1,690	2,900	2,900	2,614	(286)	-9.9%	(286)	-9.9%
551000 OFFICE SUPPLIES	916	1,000	1,000	1,000	0	0.0%	0	0.0%
554010 MEMBERSHIPS	2,045	2,600	2,050	2,100	(500)	-19.2%	50	2.4%
<i>FRA Dues, State fees, etc</i>								
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 657,827</b>	<b>\$ 624,773</b>	<b>\$ 624,482</b>	<b>\$ 804,883</b>	<b>\$ 180,110</b>	<b>28.8%</b>	<b>\$ 180,401</b>	<b>28.9%</b>
<b><u>NON-OPERATING EXPENSES</u></b>								
560200 BUILDINGS	5,910	13,000,000	1,000,000	15,000,000	2,000,000	15.4%	14,000,000	1400.0%
560300 IMPROVEMENTS O/T BUILDING	288,823	5,150,000	8,386,715	10,000,000	4,850,000	94.2%	1,613,285	19.2%
560400 MACHINERY & EQUIPMENT	2,740	0	0	0	0		0	
591210 BOND SINKING FUND	264,117	0	0	0	0		0	
<i>Transfer to the Debt Service Fund for principal and interest on fund's debt</i>								
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$ 561,589</b>	<b>\$18,150,000</b>	<b>\$ 9,386,715</b>	<b>\$25,000,000</b>	<b>\$ 6,850,000</b>	<b>37.7%</b>	<b>\$15,613,285</b>	<b>166.3%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 1,347,816</b>	<b>\$18,973,550</b>	<b>\$10,241,102</b>	<b>\$26,084,603</b>	<b>\$ 7,111,053</b>	<b>37.5%</b>	<b>\$15,843,501</b>	<b>154.7%</b>

**FISCAL YEAR 2023-24  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND  
COMMUNITY SERVICES MAINTENANCE**

180.1517.552

	FY 21-22 ACTUAL	FY 22-23 ADOPTED BUDGET	FY 22-23 ESTIMATED ACTUAL	FY 23-24 PROPOSED BUDGET	CHG FROM PROPOSED BUDGET	%	CHG FROM ESTIMATED ACTUAL	%
<b><u>PERSONNEL SERVICES</u></b>								
510200 REGULAR SALARIES & WAGES	112,380	126,170	138,616	<b>138,576</b>	12,406	9.8%	(40)	0.0%
510305 PERSONAL LEAVE PAYOUT	1,795	1,600	3,184	<b>2,000</b>	400		(1,184)	-37.2%
510400 OVERTIME	1,373	4,192	15,613	<b>4,192</b>	0	0.0%	(11,421)	-73.2%
525010 FICA	8,533	9,635	12,042	<b>10,740</b>	1,105	11.5%	(1,302)	-10.8%
525030 RETIREMENT CONTRIBUTIONS	12,474	17,124	17,124	<b>19,529</b>	2,405	14.0%	2,405	14.0%
525040 LIFE/HEALTH INSURANCE	44,492	44,496	44,496	<b>44,496</b>	0	0.0%	0	0.0%
<b>TOTAL PERSONNEL SERVICES</b>	<b>\$ 181,047</b>	<b>\$ 203,217</b>	<b>\$ 231,075</b>	<b>\$ 219,533</b>	<b>\$ 16,316</b>	<b>8.0%</b>	<b>\$ (11,542)</b>	<b>-5.0%</b>
<b><u>OPERATING EXPENSES</u></b>								
530000 OPERATING EXPENSES	41,134	61,500	70,000	<b>70,000</b>	8,500	13.8%	0	0.0%
<i>Plants, site furniture maintenance/replacement, trash bags</i>								
531040 OTHER CONTRACTUAL SERVICES	158,901	183,910	204,937	<b>217,777</b>	33,867	18.4%	12,840	6.3%
<i>Landscape maint., elevator maintenance, pressure washing, alarms, window cleaning</i>								
543010 ELECTRICITY	29,525	42,182	42,182	<b>42,182</b>	0	0.0%	0	0.0%
<i>Two Parking Garages</i>								
546000 REPAIR & MAINTENANCE	49,097	76,000	81,000	<b>81,000</b>	5,000	6.6%	0	0.0%
<i>Holiday lights, paver repair, lighting repairs</i>								
552090 OTHER CLOTHING	1,487	2,538	2,538	<b>2,538</b>	0	0.0%	0	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 280,143</b>	<b>\$ 366,130</b>	<b>\$ 400,657</b>	<b>\$ 413,497</b>	<b>\$ 47,367</b>	<b>12.9%</b>	<b>\$ 12,840</b>	<b>3.2%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 461,190</b>	<b>\$ 569,347</b>	<b>\$ 631,732</b>	<b>\$ 633,030</b>	<b>\$ 63,683</b>	<b>11.2%</b>	<b>\$ 1,298</b>	<b>0.2%</b>

**FISCAL YEAR 2023-24  
BUDGET DETAIL  
COMMUNITY REDEVELOPMENT AGENCY FUND**

**LAW ENFORCEMENT**

180.1520.552

	FY 21-22 ACTUAL	FY 22-23 ADOPTED BUDGET	FY 22-23 ESTIMATED ACTUAL	FY 23-24 PROPOSED BUDGET	CHG FROM PROPOSED BUDGET	%	CHG FROM ESTIMATED ACTUAL	%
<b><u>PERSONNEL SERVICES</u></b>								
510200 REGULAR SALARIES & WAGES	175,674	221,559	221,559	<b>234,484</b>	12,925	5.8%	12,925	5.8%
510300 LONGEVITY & SPECIALTY PAY	4,831	4,000	5,644	<b>4,500</b>	500	12.5%	(1,144)	-20.3%
510305 PERSONAL LEAVE PAYOUTS	3,039	12,100	3,073	<b>12,100</b>	0	0.0%	9,027	293.8%
510320 STATE INCENTIVE PAY	1,505	2,520	2,520	<b>2,520</b>	0	0.0%	0	0.0%
510400 OVERTIME	12,841	9,000	20,000	<b>15,000</b>	6,000	66.7%	(5,000)	-25.0%
510420 HOLIDAY PAY	27,132	9,900	9,593	<b>10,500</b>	600	6.1%	907	9.5%
525010 FICA	17,161	19,702	19,702	<b>19,676</b>	(26)	-0.1%	(26)	-0.1%
525030 RETIREMENT CONTRIBUTIONS	83,903	121,517	121,517	<b>111,424</b>	(10,093)	-8.3%	(10,093)	-8.3%
525040 LIFE/HEALTH INSURANCE	44,492	44,496	44,496	<b>44,496</b>	0	0.0%	0	0.0%
<b>TOTAL PERSONNEL SERVICES</b>	<b>\$ 370,578</b>	<b>\$ 444,794</b>	<b>\$ 448,104</b>	<b>\$ 454,700</b>	<b>\$ 9,906</b>	<b>2.2%</b>	<b>\$ 6,596</b>	<b>1.5%</b>
<b><u>OPERATING EXPENSES</u></b>								
540000 TRAINING & TRAVEL COSTS	1,995	8,000	4,000	<b>8,000</b>	0	0.0%	4,000	100.0%
541000 COMMUNICATIONS	1,345	1,600	2,000	<b>2,000</b>	400	25.0%	0	0.0%
546000 REPAIR & MAINTENANCE	361	1,725	1,725	<b>1,725</b>	0	0.0%	0	0.0%
552000 OPERATING SUPPLIES	5,031	7,150	7,150	<b>7,150</b>	0	0.0%	0	0.0%
552070 UNIFORMS	1,446	4,200	4,200	<b>4,200</b>	0	0.0%	0	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 10,178</b>	<b>\$ 22,675</b>	<b>\$ 19,075</b>	<b>\$ 23,075</b>	<b>\$ 400</b>	<b>1.8%</b>	<b>\$ 4,000</b>	<b>21.0%</b>
<b><u>NON-OPERATING EXPENSES</u></b>								
560400 MACHINERY AND EQUIPMENT	0	0	0	<b>0</b>	0		0	
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 380,757</b>	<b>\$ 467,469</b>	<b>\$ 467,179</b>	<b>\$ 477,775</b>	<b>\$ 10,306</b>	<b>2.2%</b>	<b>\$ 10,596</b>	<b>2.3%</b>

**CAPITAL IMPROVEMENT PROJECTS  
COMMUNITY REDEVELOPMENT AGENCY - FUND 180**

<b>CIP PROJECT NUMBER DESCRIPTION</b>	<b>Requested 2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>
24C16 Affordable Housing Projects	2,000,000	2,000,000	1,000,000	0	0
24C02 1st Ave S, 12th St S, 10th St N Improvements	3,300,000	3,300,000	0	0	0
24C04 Naples Design District (41-10) Improvements	1,500,000	1,500,000	1,500,000	0	0
24C05 Land Acquisition/Parking Lot Development	3,000,000	0	0	0	0
23C15 1st Ave South Public Parking Garage (FY24 c/o)	15,000,000	0	0	0	0
24C07 Sugden Plaza Improvements	200,000	1,300,000	0	0	0
6th Avenue South Improvements	0	0	800,000	0	0
5th Avenue South Streetscape	0	0	400,000	4,000,000	0
<b>TOTAL CRA FUND</b>	<b>25,000,000</b>	<b>8,100,000</b>	<b>3,700,000</b>	<b>4,000,000</b>	<b>0</b>