

Town of Eatonville

CRA Financial Update



Town of Eatonville CRA
January 2026



125,058	154,568	95,054	124,500
125,487	56,845	97,511	125,000
124,000	110,000	99,011	154,000
	150,000	99,216	95,000
	25,000	101,090	154,200
		101,684	110,000
			89,000
			50,000

Executive Summary

The Town of Eatonville Community Redevelopment Agency (CRA) entered January 2026 with a **strong cash position of approximately \$1.87 million** and ended the period with **\$879,046**, reflecting a **net decrease of approximately \$986,431 (53%)** over the month. This decline is primarily attributable to **planned capital expenditures and redevelopment-related investments**, rather than recurring operational deficits.

Town of Eatonville



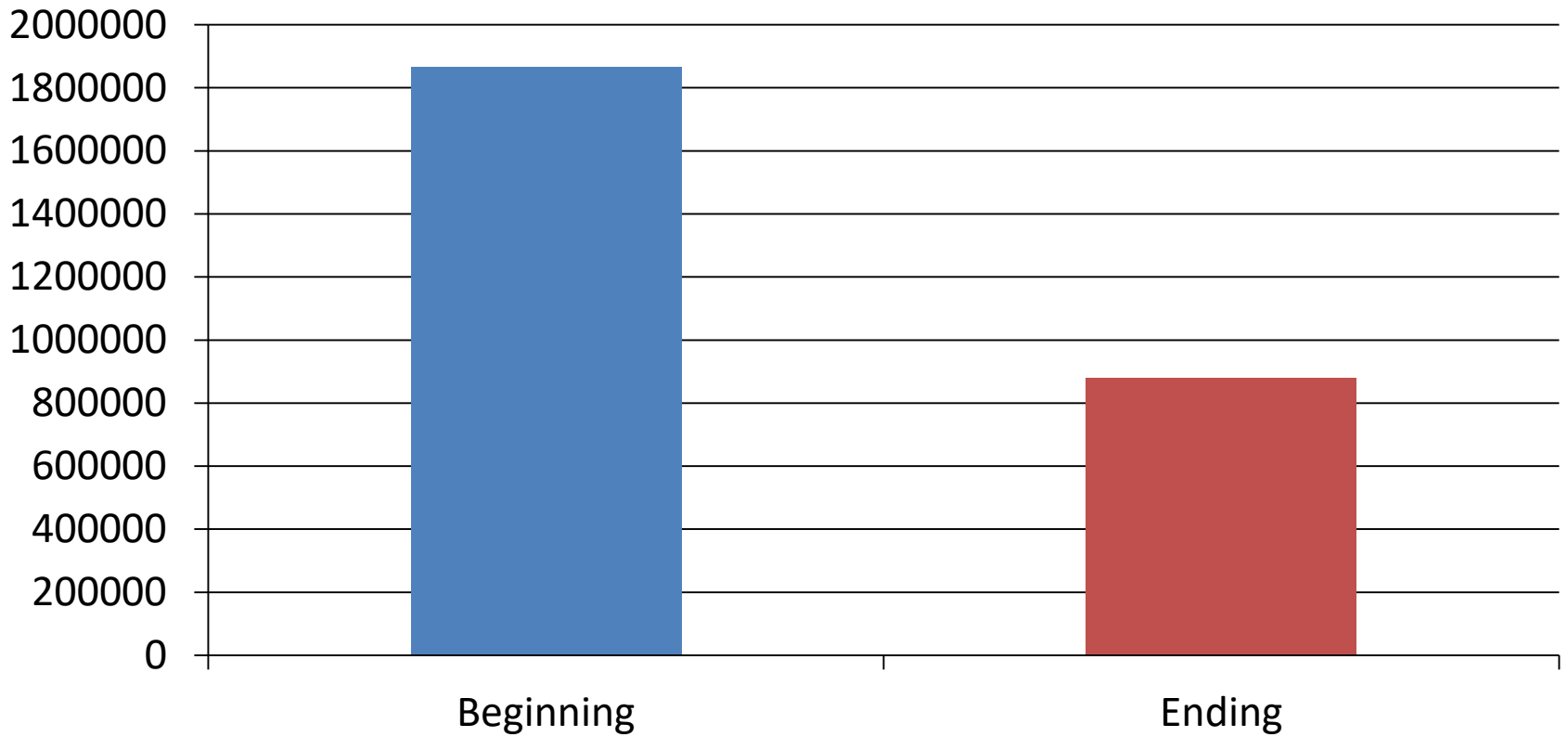


Executive Summary – Key Takeaways

- Cash decreased from \$1.87M to \$0.88M (-53%)
- Total spending of ~\$986K driven by capital projects and TIF Reimbursements
- Minimal operating inflow (~\$1.8K)
- Current burn rate implies <1 month runway if sustained
- Spending reflects planned redevelopment phase—not structural deficit

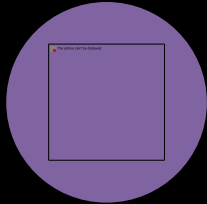
Cash Position

Amount

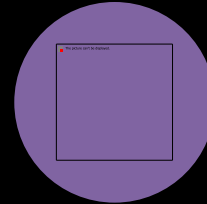




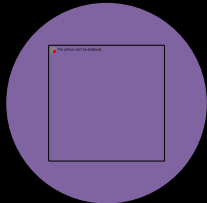
KPI Dashboard



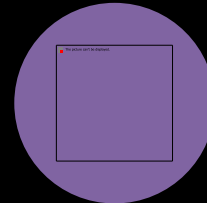
Monthly Burn Rate:
~\$986K



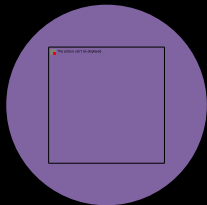
Ending Cash: ~\$879K



Estimated Runway:
~0.9 months



Capital spend
dominates (>80% of
outflows)



Operational costs
remain controlled

Risks & Strategic Insights



Short-term liquidity risk if spending pace continues



Heavy reliance on existing reserves



Capital investments align with redevelopment strategy



Need to phase projects against cash availability

Board Considerations

1

Prioritize critical vs
deferrable projects

2

Establish minimum
reserve threshold
policy

3

Review timing of
large capital
expenditures

4

Evaluate additional
funding/revenue
opportunities



Conclusion

CRA remains
financially viable

Currently in aggressive
investment phase

Maintain oversight to
ensure sustainability

January 2026 reflects a **transformational investment period** for the CRA, with significant financial resources being deployed to advance redevelopment initiatives. While cash balances have declined, the expenditures are **strategic and aligned with long-term objectives**. With appropriate oversight and financial management, the CRA is well-positioned to continue delivering on its mission while maintaining fiscal stability.