



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR CRA MEETING

SEPTEMBER 17, 2026, AT 6:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE:

Approval of Resolution CRA-R-2026-44 Adopting the TOE CRA FY 26-27 Annual Budget (**Administration**)

COMMUNITY REDEVELOPMENT ACTION:

CRA DECISION	YES	Department: CRA ADMINISTRATION
CONSENT AGENDA		Exhibits: • RESOLUTION CRA-R-2026-44 • Exhibit “A” attached
NEW BUSINESS		
ADMINISTRATIVE		
CRA DISCUSSION		

REQUEST: Approval of Resolution CRA-R-2026-44

SUMMARY: The proposed FY 2026–2027 CRA Budget is balanced at \$5,612,448.32 in total revenues and appropriations. Major funding sources include \$2,962,364.86 in combined Town and Orange County TIF revenues, \$1,700,000 in Seacoast Bank line-of-credit proceeds, and \$892,083.46 due from the Town’s General Fund. Appropriations include \$200,728.25 for personal services, \$262,500 for operating expenses, and \$5,149,220.07 for capital outlays, housing activities, TIF rebates, redevelopment projects, programming, acquisitions, and reserves. Adoption will authorize the CRA to operate and implement eligible redevelopment activities during the fiscal year beginning October 1, 2026, subject to applicable laws, agreements, and the approved Community Redevelopment Plan.

FISCAL & EFFICIENCY DATA: Balanced budget of **\$5,612,448.32**

RESOLUTION CRA-R-2026-44

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY, EATONVILLE, FLORIDA, ADOPTING THE FINAL OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; ESTABLISHING TOTAL ESTIMATED REVENUES AND OTHER FINANCING SOURCES OF \$5,612,448.32 AND TOTAL APPROPRIATIONS FOR EXPENDITURES AND RESERVES OF \$5,612,448.32; INCORPORATING THE BUDGET SCHEDULE AS EXHIBIT “A”; AUTHORIZING BUDGET ADMINISTRATION AND LAWFUL AMENDMENTS; REQUIRING TRANSMITTAL, POSTING, AND FINANCIAL CONTROLS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Eatonville Community Redevelopment Agency (the “CRA”) is a public body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes, to carry out community redevelopment within the established community redevelopment area; and

WHEREAS, section 163.387(6), Florida Statutes, requires redevelopment trust fund monies to be expended only pursuant to an annual budget adopted by the CRA Board and for purposes authorized by law and the approved Community Redevelopment Plan; and

WHEREAS, section 189.016, Florida Statutes, requires the governing body of a special district to adopt a balanced annual budget by resolution, provides that the adopted budget regulates expenditures, and establishes requirements for budget amendments and website posting; and

WHEREAS, the proposed FY 2026-2027 budget identifies estimated revenues and other financing sources, including tax increment financing contributions, amounts due to the CRA, bank and trust account resources, line-of-credit proceeds, and interest earnings, together with appropriations for personal services, operating expenses, capital outlays, redevelopment projects, housing activities, programming, grants, rebates, and reserves; and

WHEREAS, the Board has reviewed the proposed budget and supporting justifications, received public input at a duly noticed public meeting, and finds that adoption of the budget is in the public interest and advances the goals and authorized activities of the approved Community Redevelopment Plan; and

WHEREAS, estimated revenues and other financing sources equal appropriations for expenditures and reserves, resulting in a balanced budget of \$5,612,448.32.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. RECITALS ADOPTED. The foregoing recitals are true and correct, are adopted as the legislative and administrative findings of the Board and are incorporated into this Resolution by reference.

SECTION 2. ADOPTION OF FY 2026-2027 BUDGET. The Board hereby adopts the Town of Eatonville Community Redevelopment Agency Final Budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, in the total amount of FIVE MILLION SIX HUNDRED TWELVE THOUSAND FOUR HUNDRED FORTY-EIGHT DOLLARS AND THIRTY-TWO CENTS (\$5,612,448.32). The budget schedule attached as Exhibit “A” is incorporated into and made a part of this Resolution.

SECTION 3. BALANCED BUDGET AND APPROPRIATIONS. Estimated revenues and other financing sources of \$5,612,448.32 are hereby recognized and appropriations for expenditures and reserves of \$5,612,448.32 are hereby authorized. No officer, employee, or agent of the CRA may expend or contract for the expenditure of CRA funds except pursuant to the adopted budget, applicable law, the Community

Redevelopment Plan, applicable grant or financing requirements, and duly approved contracts or procurement actions.

SECTION 4. RESTRICTED AND COMMITTED FUNDS. Line-of-credit proceeds, trust funds, grant funds, tax increment revenues, reserves, and other restricted or committed resources shall be accounted for and expended only for their legally authorized, contractually permitted, and budgeted purposes. Adoption of an appropriation does not independently authorize a contract, debt, purchase, conveyance, or project award when separate Board, Town, lender, grantor, or other approval is required.

SECTION 5. BUDGET ADMINISTRATION. The Executive Director, or designee acting within delegated authority, is authorized to administer the budget; establish and maintain accounting controls; encumber funds; process lawful expenditures; and make administrative and accounting adjustments that do not increase total fund appropriations, do not change a restricted purpose, and are otherwise permitted by section 189.016(6), Florida Statutes, CRA policies, and any applicable Town fiscal procedures. All such adjustments shall be documented and reported to the Board in the ordinary financial reporting cycle.

SECTION 6. BUDGET AMENDMENTS. Transfers or amendments that increase total fund appropriations, establish a new material program or project, materially change a restricted or committed purpose, or otherwise require governing-body action shall be presented to the Board for approval by resolution or other action required by law. Any amendment adopted pursuant to section 189.016(6)(c), Florida Statutes, shall be posted as required by section 189.016(7), Florida Statutes.

SECTION 7. REPORTING, TRANSMITTAL, AND POSTING. The Executive Director, Board Clerk, and appropriate Town officials are directed to (a) maintain the adopted budget as an official public record; (b) post the final adopted budget on the CRA's official website within thirty (30) days after adoption and retain it there for at least two (2) years; (c) transmit the adopted budget to the Orange County Board of County Commissioners within ten (10) days after adoption; and (d) complete all other filings, notices, and financial reporting required by applicable law.

SECTION 8. FISCAL YEAR-END TREATMENT. Any redevelopment trust fund balance remaining at fiscal year-end shall be handled in accordance with section 163.387(7), Florida Statutes, including lawful return, debt reduction, escrow, or appropriation to a specific redevelopment project contained in the approved Community Redevelopment Plan, as applicable.

SECTION 9. CONFLICTS. All CRA resolutions or portions thereof in conflict with this Resolution are repealed to the extent of such conflict.

SECTION 10. SEVERABILITY. If any section, sentence, clause, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption, and the appropriations adopted herein shall govern the fiscal year beginning October 1, 2026.

PASSED AND ADOPTED by the Board of Directors of the Town of Eatonville Community Redevelopment Agency at a duly noticed public meeting held on the ____ day of September 2026.

**TOWN OF EATONVILLE COMMUNITY
REDEVELOPMENT AGENCY**

ATTEST:

Veronica King, Board Clerk or designee

By: _____
Ruthi Critton, Chair

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:**

Greg Jackson, CRA General Counsel

EXHIBIT “A”
FY 2026-2027 ADOPTED BUDGET SCHEDULE

Fiscal Year: October 1, 2026, through September 30, 2027

A. ESTIMATED REVENUES AND OTHER FINANCING SOURCES

Account / Source or Use	Account No.	FY 2026-2027
TIF - Orange County	303-311.1000	\$1,119,432.84
TIF - Town of Eatonville	303-319.0000	\$1,842,932.02
Due to CRA from Town General Fund	303-369.1000	\$892,083.46
Seacoast Bank Line of Credit	303-369.0100	\$1,700,000.00
TD Bank Trust Account	303-369.0100	\$50,000.00
Seacoast Bank Business Checking	303-369.0100	\$1,000.00
Interest Earnings	303-361.0000	\$7,000.00
TOTAL REVENUES AND OTHER SOURCES		\$5,612,448.32

B. PERSONAL SERVICES

Account / Source or Use	Account No.	FY 2026-2027
CRA Executive Director	303-0515-515.1200	\$82,500.00
CRA Administrative Assistant - Part-Time	303-0515-515.1200	\$20,800.00
CRA Economic Impact Manager	303-0515-515.1200	\$70,000.00
FICA Taxes	303-0515-515.2100	\$6,311.25
Retirement	303-0515-515.2200	\$4,125.00
Health/Life Insurance	303-0515-515.2300	\$13,992.00
Unemployment Compensation	303-0515-515.2500	\$0.00
Workers' Compensation	303-0515-515.2400	\$3,000.00
TOTAL PERSONAL SERVICES		\$200,728.25

C. OPERATING EXPENDITURES

Account / Source or Use	Account No.	FY 2026-2027
Professional Services	303-0515-515.3100	\$100,000.00
Contractual Services	303-0515-515.3400	\$60,000.00
Accounting & Auditing	303-0515-515.3200	\$15,000.00
Rental Leases	303-0515-515.4400	\$3,000.00
Gas & Oil	303-0515-515.5290	\$1,000.00
Travel & Per Diem	303-0515-515.4000	\$7,500.00
Communication Services	303-0515-515.4100	\$3,000.00
Mail & Freight	303-0515-515.4200	\$1,000.00
Utility Services	303-0515-515.4300	\$2,500.00
Insurance	303-0515-515.4500	\$45,000.00
Building Repair & Maintenance	303-0515-515.4611	\$0.00
Printing & Binding	303-0515-515.4700	\$500.00
Promotional Activities	303-0515-515.4800	\$2,500.00
Legal Ads	303-0515-515.4900	\$1,000.00
Office Supplies	303-0515-515.5100	\$3,000.00
Operating Supplies	303-0515-515.5210	\$3,000.00

Account / Source or Use	Account No.	FY 2026-2027
Books, Publications & Subscriptions	303-0515-515.5400	\$7,000.00
Contingency	303-0515-515.5800	\$0.00
Miscellaneous Expenses	303-0515-515.5900	\$7,500.00
TOTAL OPERATING EXPENDITURES		\$262,500.00

D. CAPITAL OUTLAYS, REBATES, PROJECTS, AND RESERVES

Account / Source or Use	Account No.	FY 2026-2027
TIF Rebate - Orange County	303-0000-207.0001	\$993,525.73
TIF Rebate - Town of Eatonville	303-0000-207.0001	\$1,618,339.13
CRA Projects / Loan Reserves / Acquisitions	303-0515-515.6301	\$295,268.75
Seacoast Bank Housing Project (LOC)	303-0515-515.6301	\$1,280,000.00
Programming & Grants	303-0515-515.6202	\$70,000.00
AACH Grant	303-0515-515.6200	\$0.00
Board of Directors Reserves	303-0515-515.6301	\$892,086.46
TOTAL CAPITAL OUTLAYS AND RESERVES		\$5,149,220.07

BUDGET RECONCILIATION

Total Revenues and Other Financing Sources	\$5,612,448.32
Total Appropriations for Expenditures and Reserves	\$5,612,448.32
Net Budget Balance	\$0.00

Budgetary note: Amounts are adopted at the fund and category levels shown. Detailed account classifications support budget administration and financial reporting. Restricted revenues, financing proceeds, rebates, reserves, and project appropriations remain subject to all applicable legal, contractual, and CRA Plan limitations.