



## **Redevelopment Commission**

### Monthly Financial Summary

8/31/2020

# Report Outline

1. Year to date Review
2. Year to date revenues and expenses by TIF
3. General Fund Expenditures to Budget
4. Current Fund Balance
5. Captured Assessed Value Trends

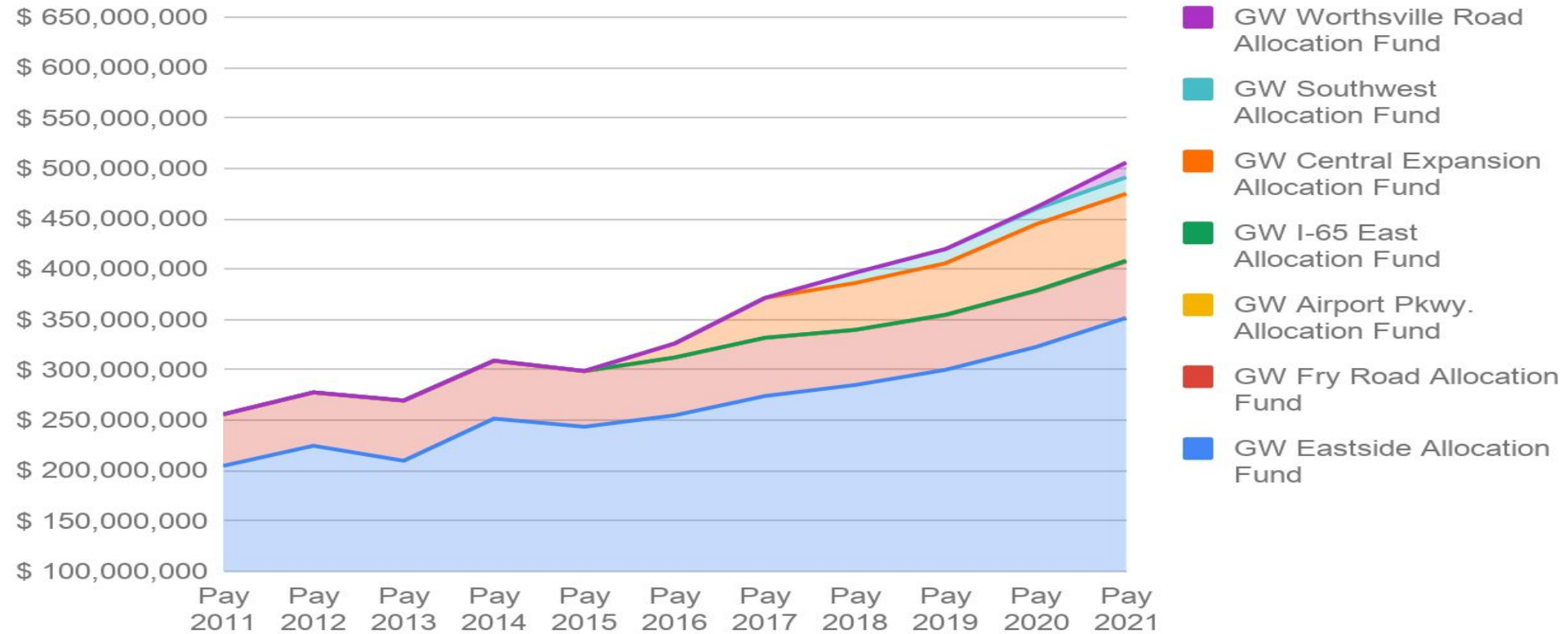


# Year to Date Review

1. Tax Increment Finance Collected - \$3,452,089 / \$12,046,348 Est.
  - a. *Forecasting up to \$2,900,182 in TIF to be collected in December from August 15th.*
  - b. *Forecasting up to \$5,694,077 in TIF to be collected in December from the 2nd installment.*
2. Bank & Investment Interest - \$96,957
3. Grant Revenues - \$49,094
4. Misc. & Reimbursement Revenue - \$98,038
5. Debt Service Paid - \$5,737,648
6. Intrafund Transfer In to Surplus - \$6,131,822
7. Project Expenditures YTD - \$8,061,671
8. Current Surplus Fund Balance - \$1,401,904 Eastside, \$1,312,900 Fry Road, and \$454,610 Central.



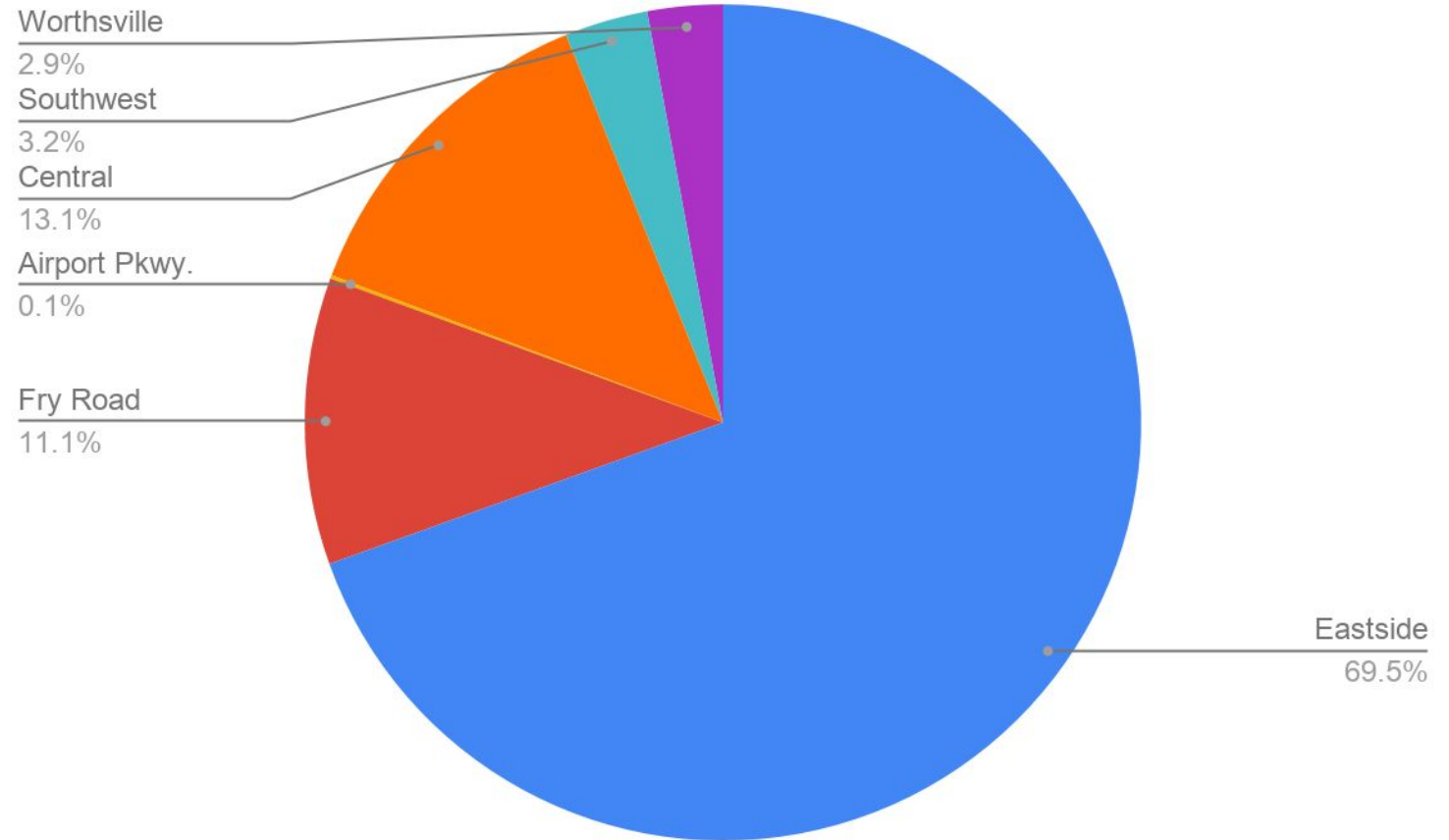
# Captured Assessed Value Trends - Pay 2021 Values



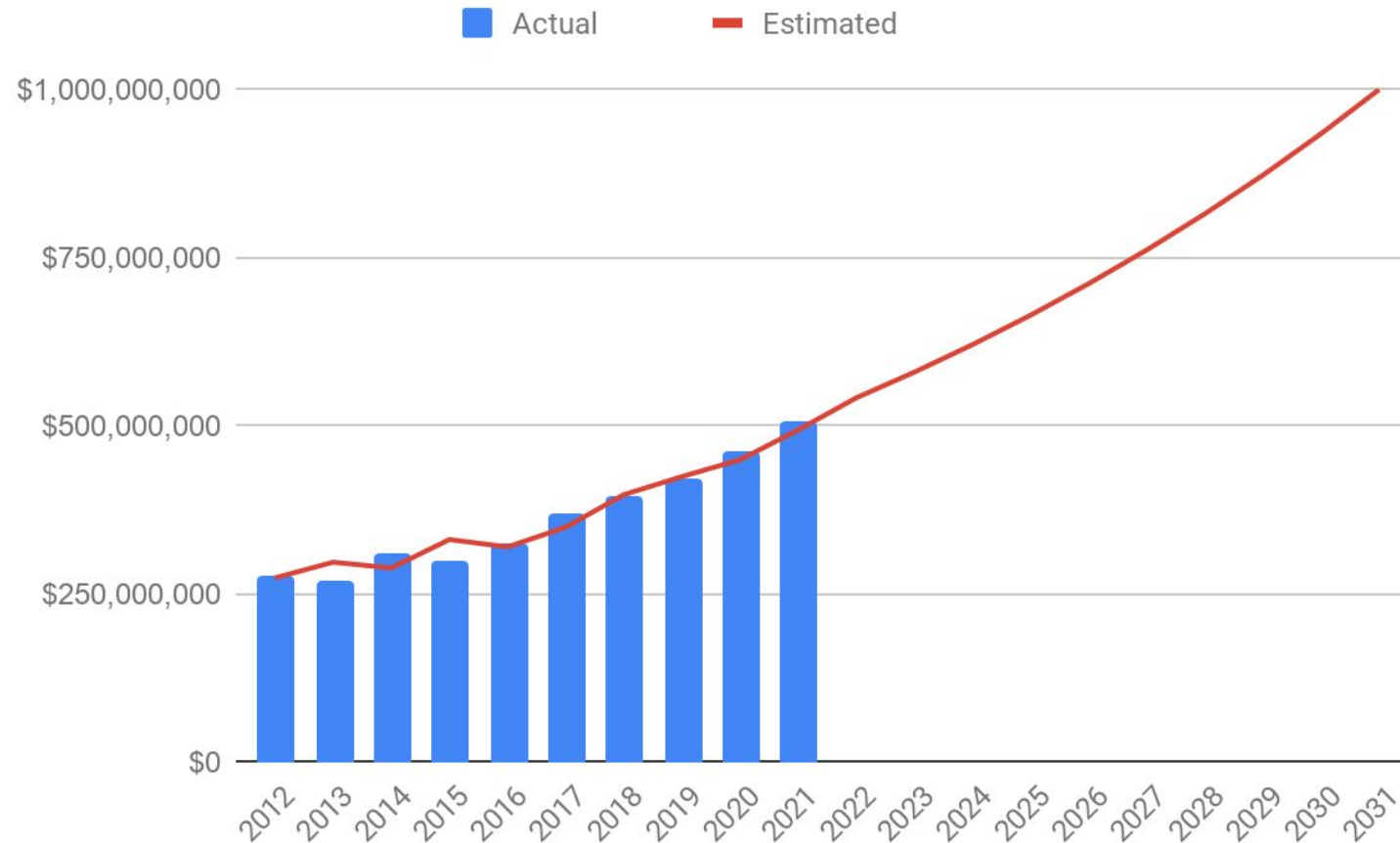
# Captured Assessed Value by TIF

Central TIF now ranks second in total capture assessed value.

Southwest TIF has the largest year over year increase in growth.



# Captured Assessed Value Actual vs Estimated Growth

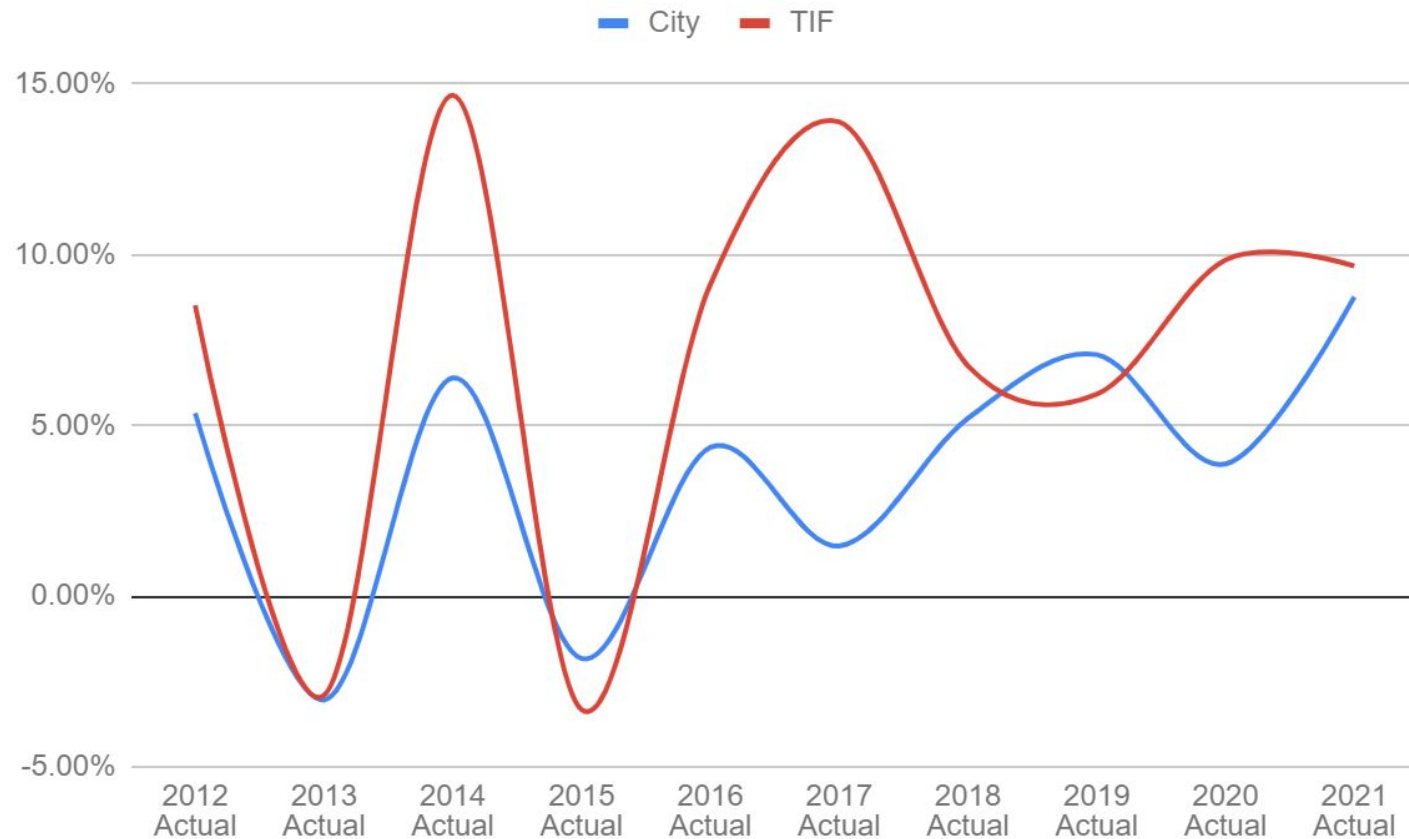


10-Yr CAGR - 7.05%  
(2011-2021)

Captured Values  
along with Tax Rates  
drive future Tax  
Increment Finance  
revenues.



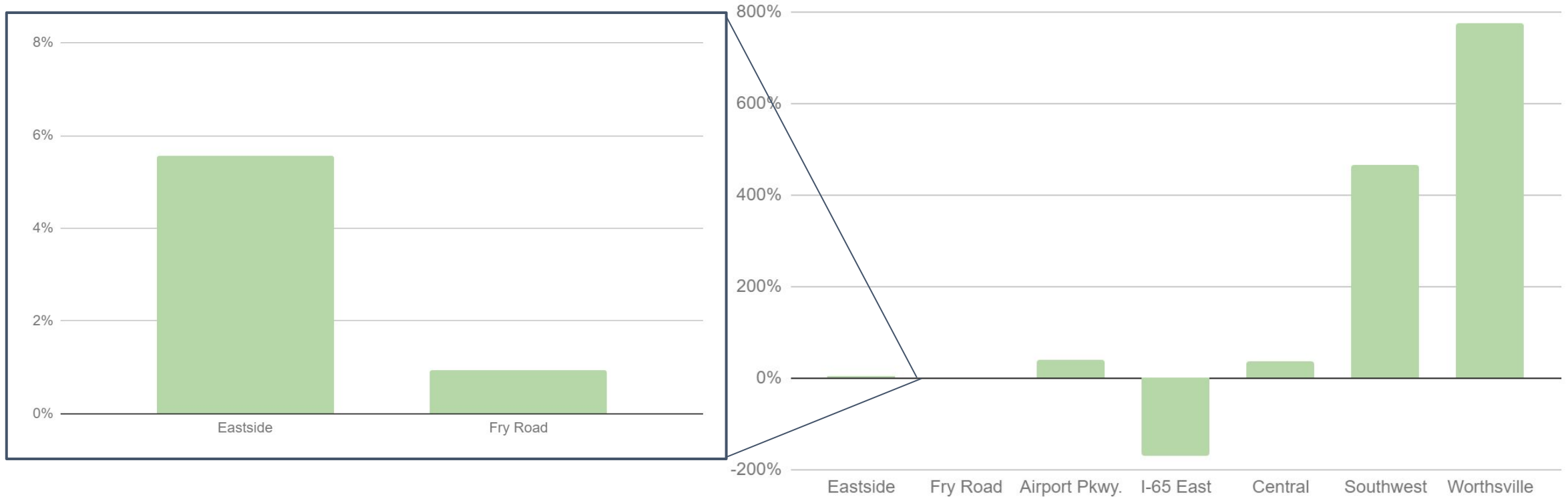
# Percent Change in Assessed Values



(2011-2021)  
10-Yr TIF CAGR -  
7.05%

10-Yr City CAGR -  
3.70%

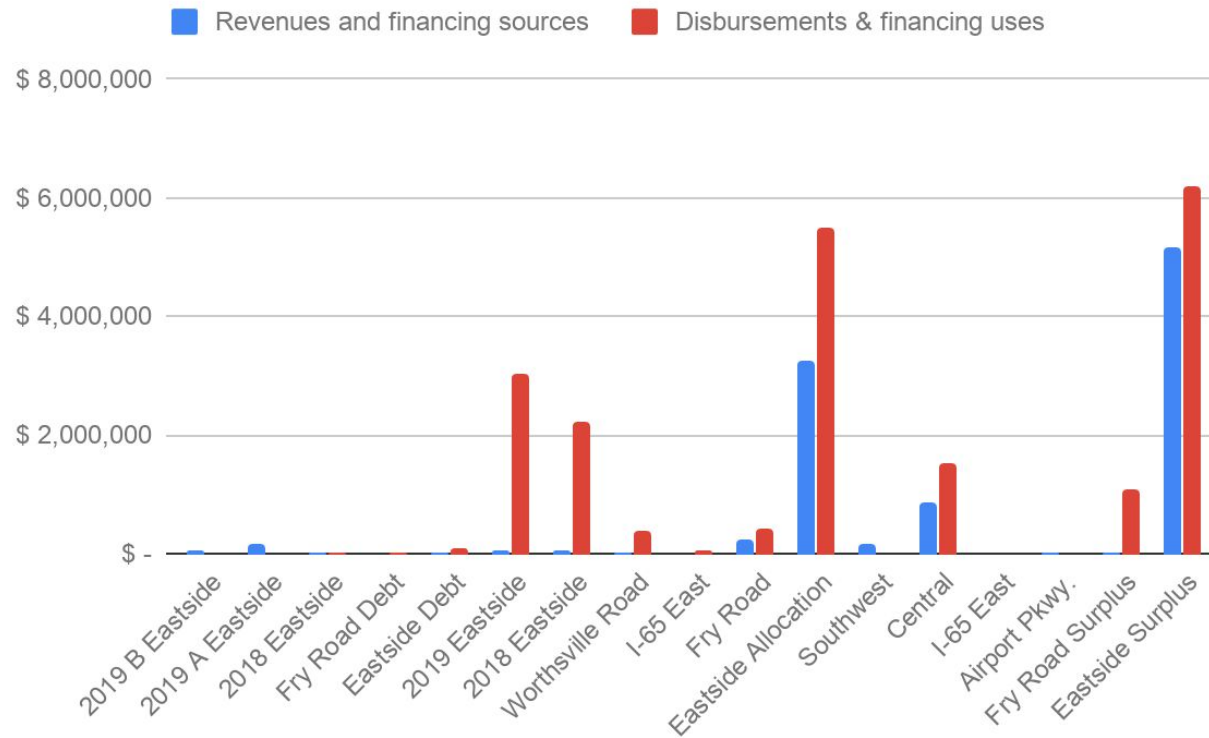
# Avg. Captured Assessed Value Growth by TIF



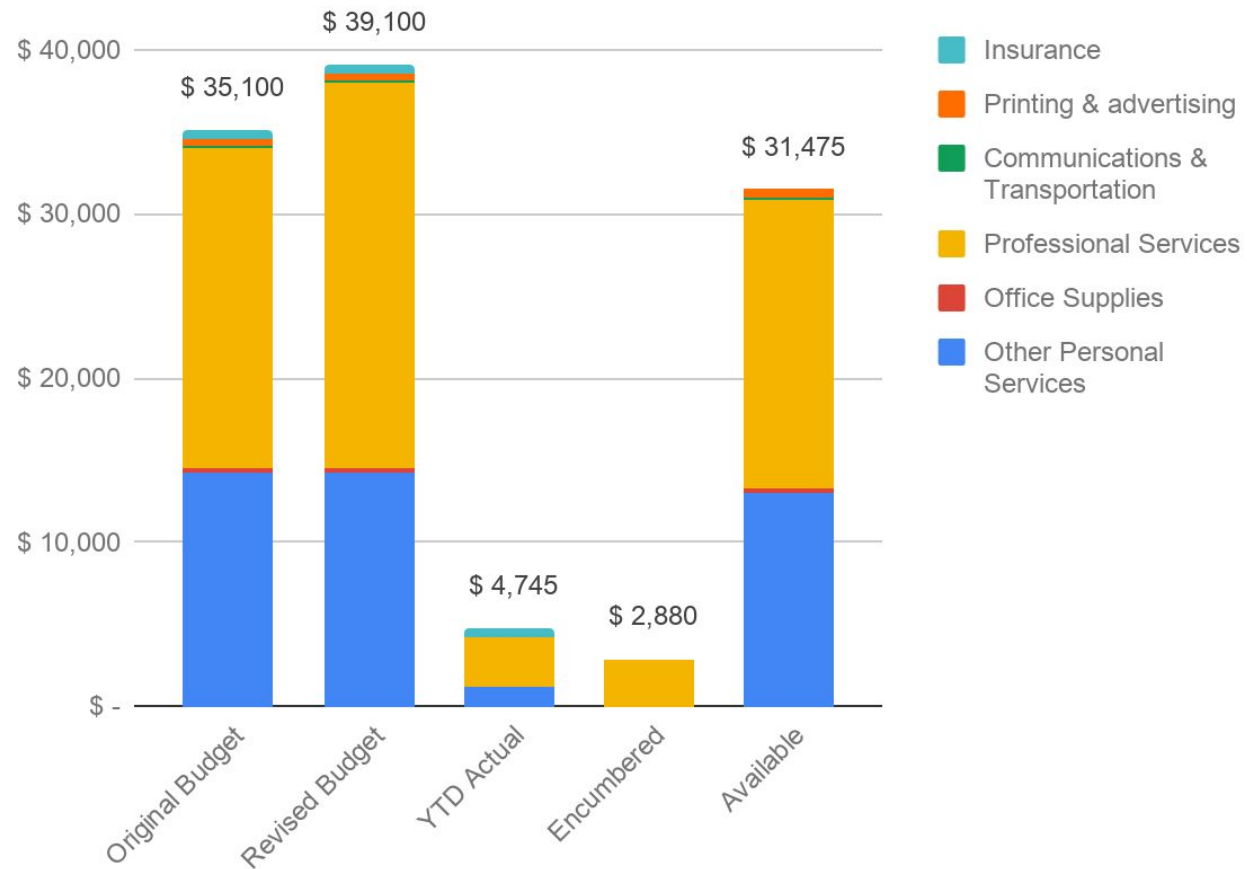
Younger TIF's are growing at much faster rate.



# Year to date revenues and expenses by TIF



# General Fund Expenditures to Budget



# Current Fund Balance

Fund Name	August 31, 2020
270000 ~ 334 Eastside	\$24,647
272000 ~ 354 Fry Road	\$16,021
274000 ~ 344 Central Expansion TIF	\$809
276000 ~ 351 Southwest TIF	\$567,027
278000 ~ 333 Airport Parkway	\$37,115
279000 ~ 364 GW I-65 East	\$514
TBD Worthsville Road	\$0
271000 ~ 330 Eastside Surplus	\$1,401,904
273000 ~ 331 Fry Road Surplus	\$1,312,900
275000 ~ Central Surplus	\$454,610
279000 ~ 335 I-65 East Surplus	\$0
TBD - 2020 Bond Proceeds	\$0
480000 ~ 480 2019 RDC Eastside Bond Proceeds A	\$8,847,021
418000 ~ 337 Worthsville Road Bond Proceeds	\$695,803
477000 ~ 339 Eastside TIF 2018 Infrastructure Bond Proceeds	\$3,026
321000 ~ 332 Eastside Debt Service Reserve	\$3,608,142
322000 ~ 352 Fry Road Debt Service Reserve	\$419,797
323000 ~ 342 Eastside Debt Service Reserve	\$566,996
324000 ~ 342 Eastside Debt Service Reserve A	\$168,897
325000 ~ 342 Eastside Debt Service Reserve B	\$43,214





**GREENWOOD**

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