



## **Redevelopment Commission**

### Monthly Financial Summary

10/31/2020

# 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

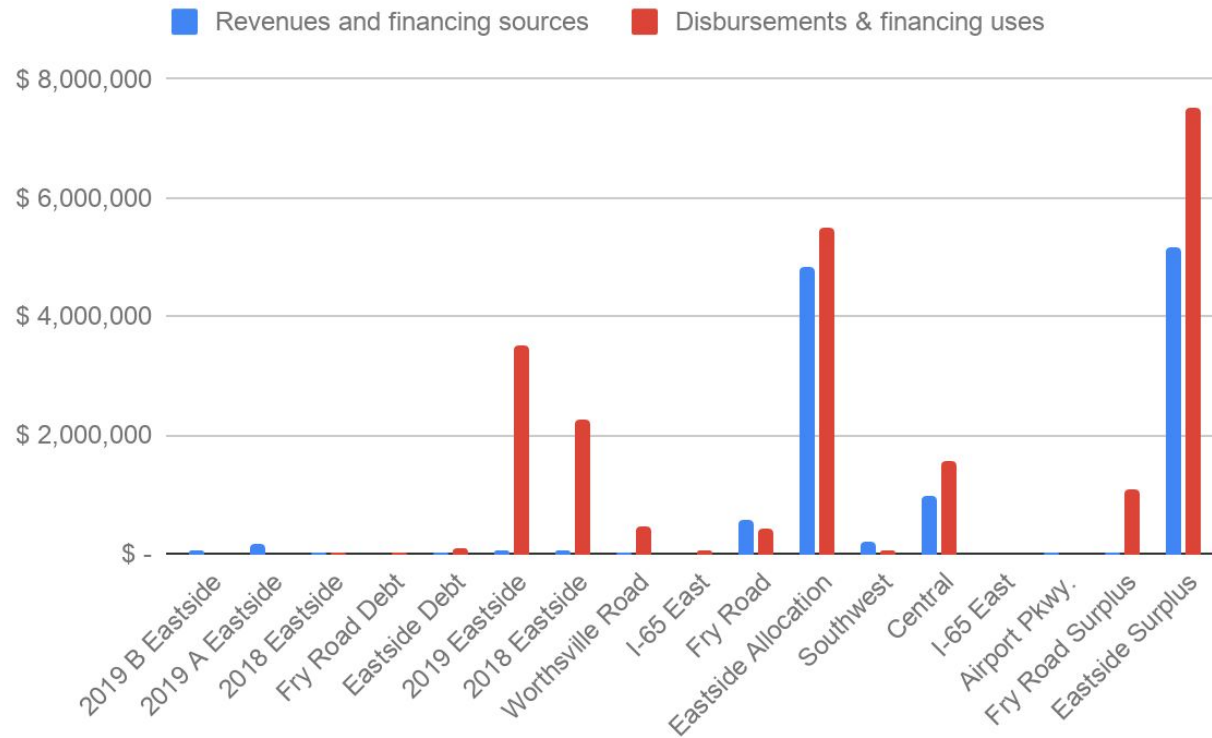


# Year to Date Review

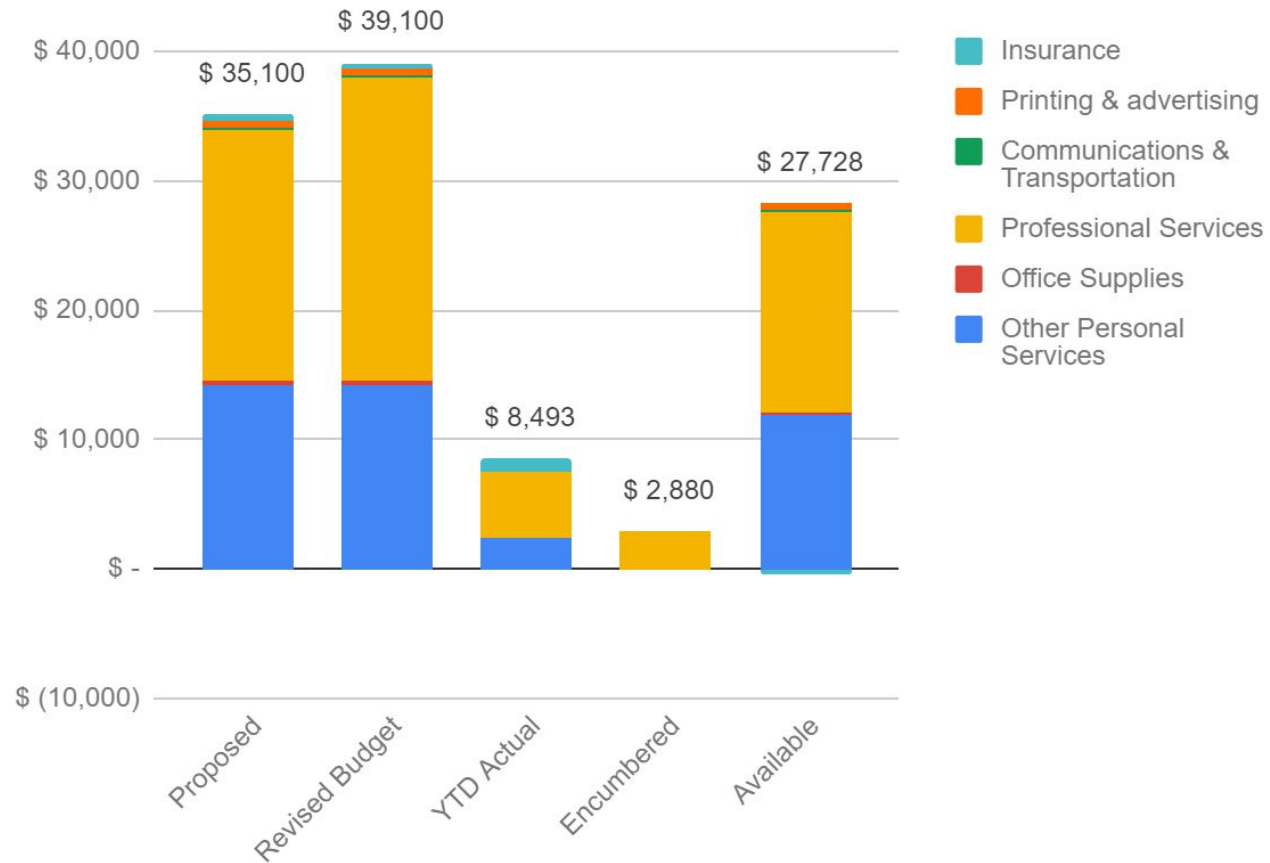
1. Tax Increment Finance Collected - \$5,552,508 / \$11,282,067 Est.
2. Bank & Investment Interest - \$98,470
3. Grant Revenues - \$49,094
4. Misc. & Reimbursement Revenue - \$98,038
5. Debt Service Paid - \$5,737,648
6. Intrafund Transfer In to Surplus - \$6,131,822
7. Project Expenditures YTD - \$9,877,444
8. Surplus Fund Balances; \$132,594 Eastside, \$1,312,909 Fry Road, and \$358,658 Central.



# Year to date revenues and expenses by TIF



# Year to date revenues and expenses by TIF

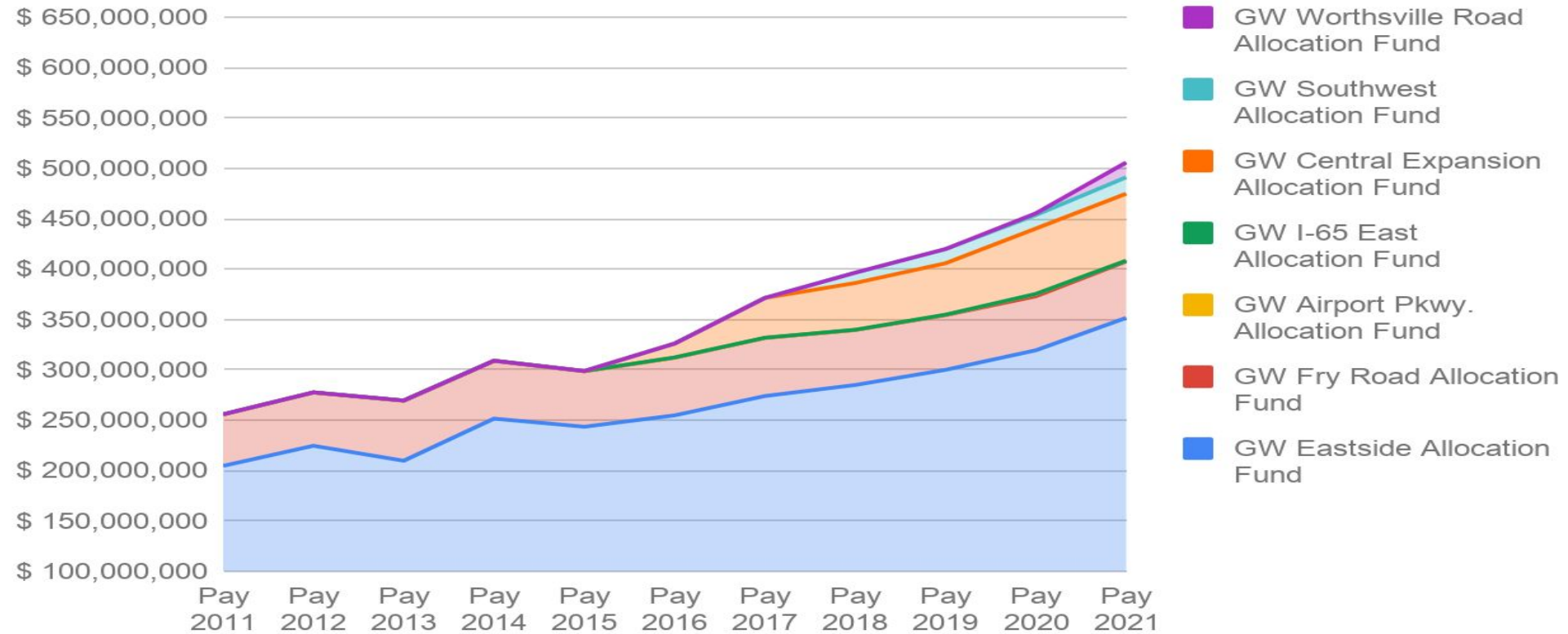


# Current Fund Balance

Fund Name	October 31, 2020
270000 ~ 334 Eastside	\$1,606,396
272000 ~ 354 Fry Road	\$354,801
274000 ~ 344 Central Expansion TIF	\$100,497
276000 ~ 351 Southwest TIF	\$576,028
278000 ~ 333 Airport Parkway	\$37,120
279000 ~ 364 GW I-65 East	\$1,916
TBD Worthsville Road	\$0
271000 ~ 330 Eastside Surplus	\$132,594
273000 ~ 331 Fry Road Surplus	\$1,312,909
275 - Central Surplus	\$358,658
279000 ~ 335 I-65 East Surplus	
TBD - 2020 Bond Proceeds	\$20,046
480000 ~ 480 2019 RDC Eastside Bond Proceeds A	\$8,391,160
418000 ~ 337 Worthsville Road Bond Proceeds	\$695,120
477000 ~ 339 Eastside TIF 2018 Infrastructure Bond Proceeds	\$3,026
321000 ~ 332 Eastside Debt Service Reserve	\$3,608,154
322000 ~ 352 Fry Road Debt Service Reserve	\$419,798
323000 ~ 342 Eastside Debt Service Reserve	\$567,005
324000 ~ 342 Eastside Debt Service Reserve A	\$168,900
325000 ~ 342 Eastside Debt Service Reserve B	\$43,215



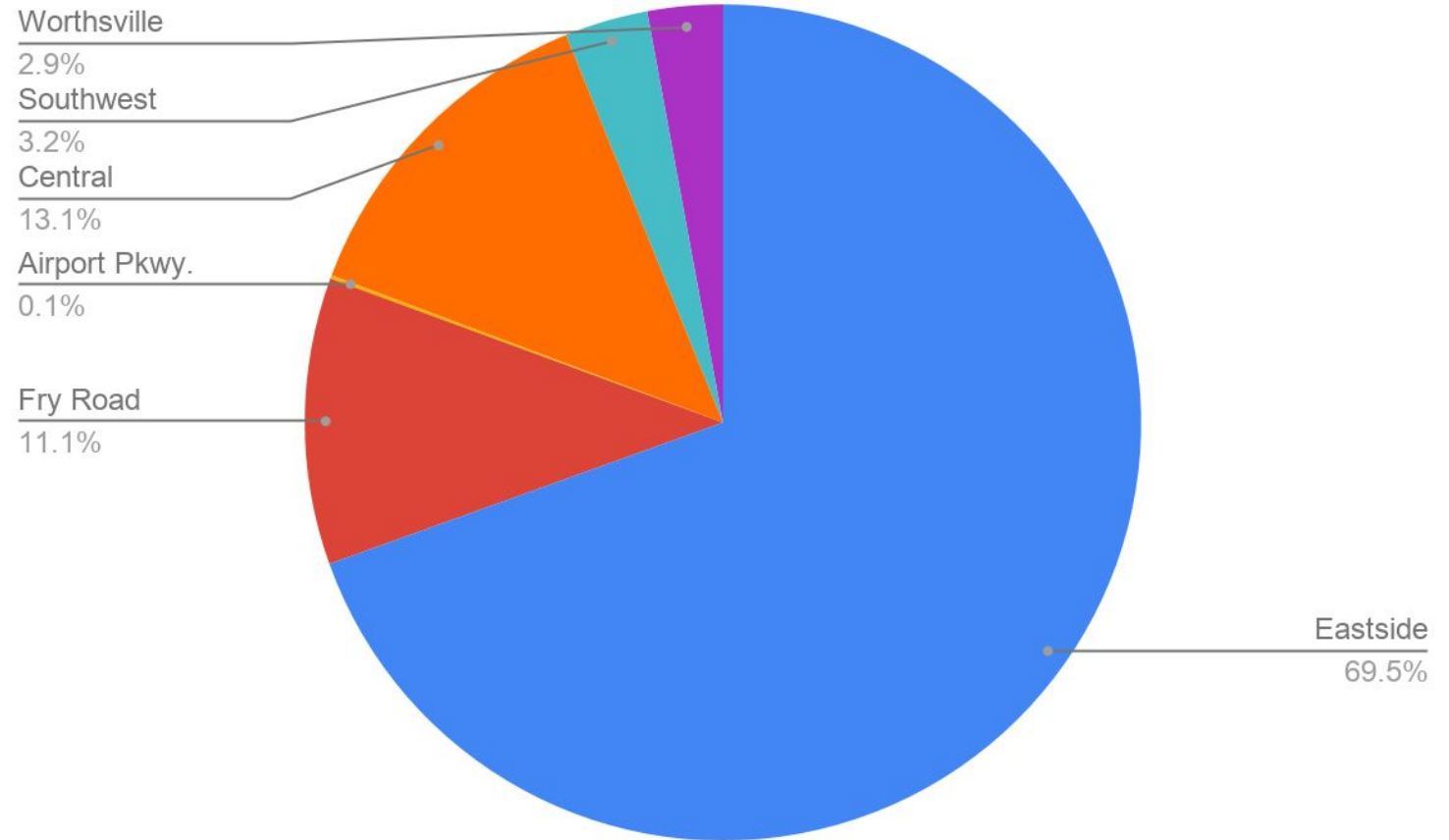
# Captured Assessed Value Trends - Pay 2021 Values



# Captured Assessed Value by TIF

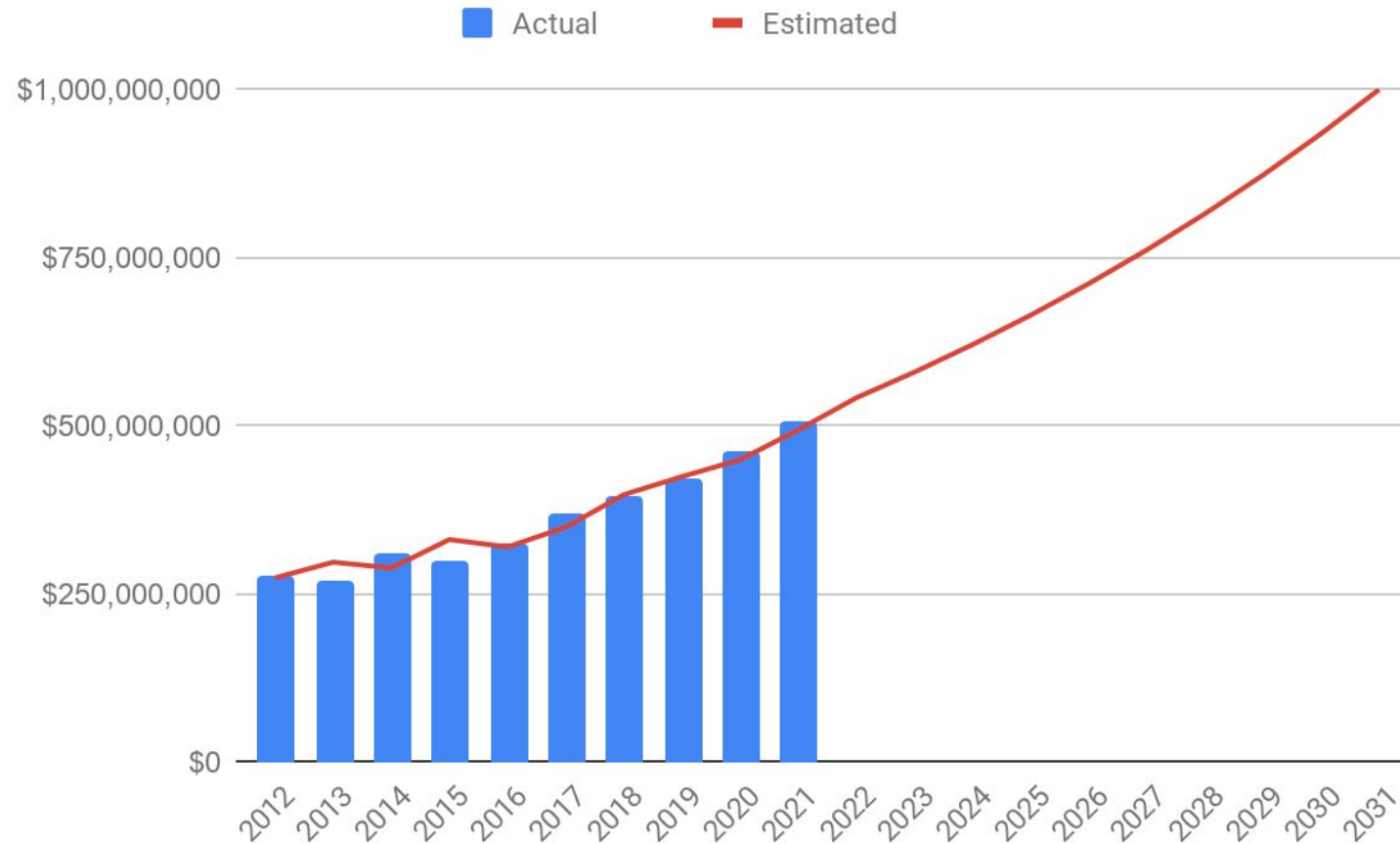
Central TIF now ranks second in total capture assessed value.

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





# Captured Assessed Value Actual vs Estimated Growth

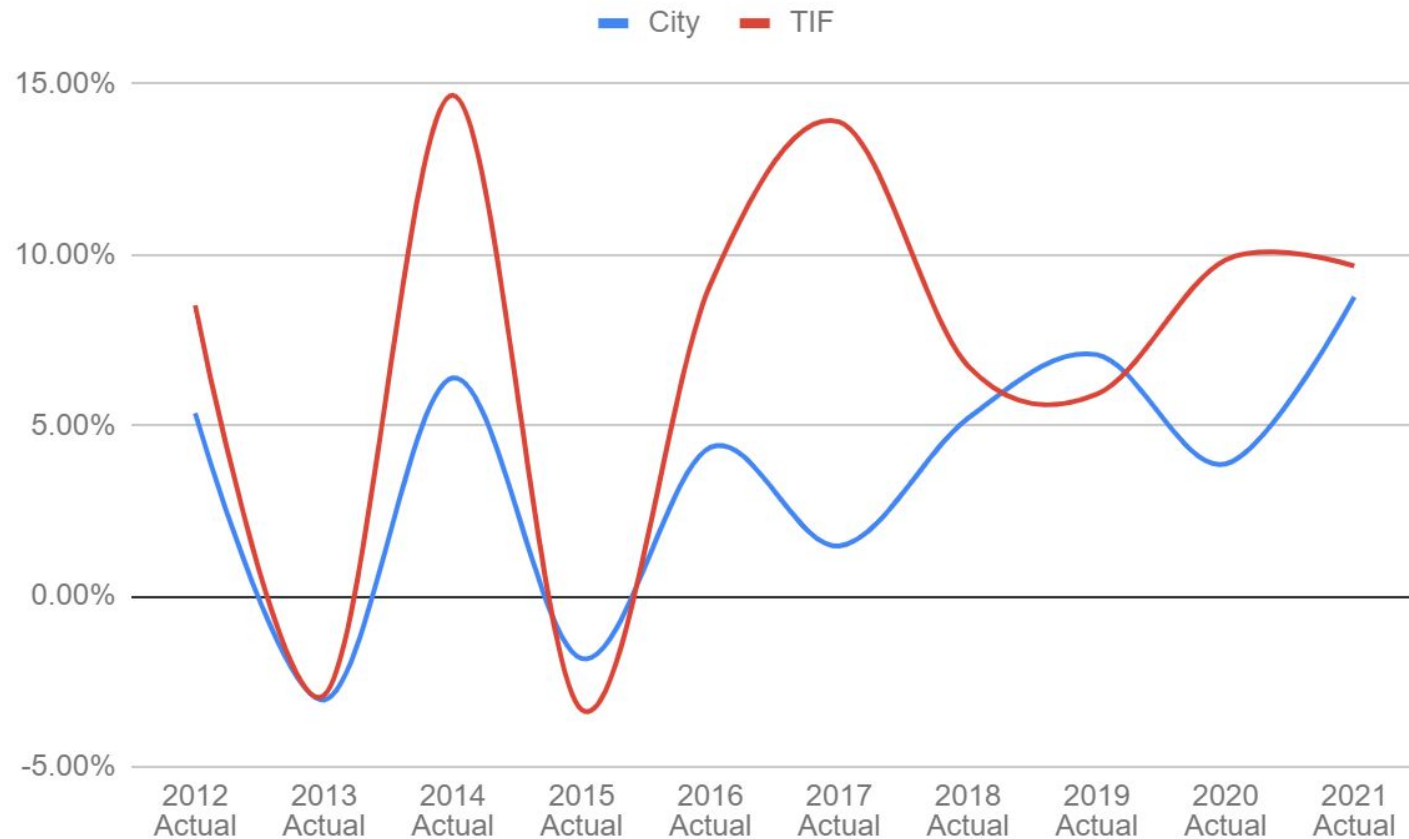


10-Yr CAGR - 7.05%  
(2011-2021)

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



# Percent Change in Assessed Values

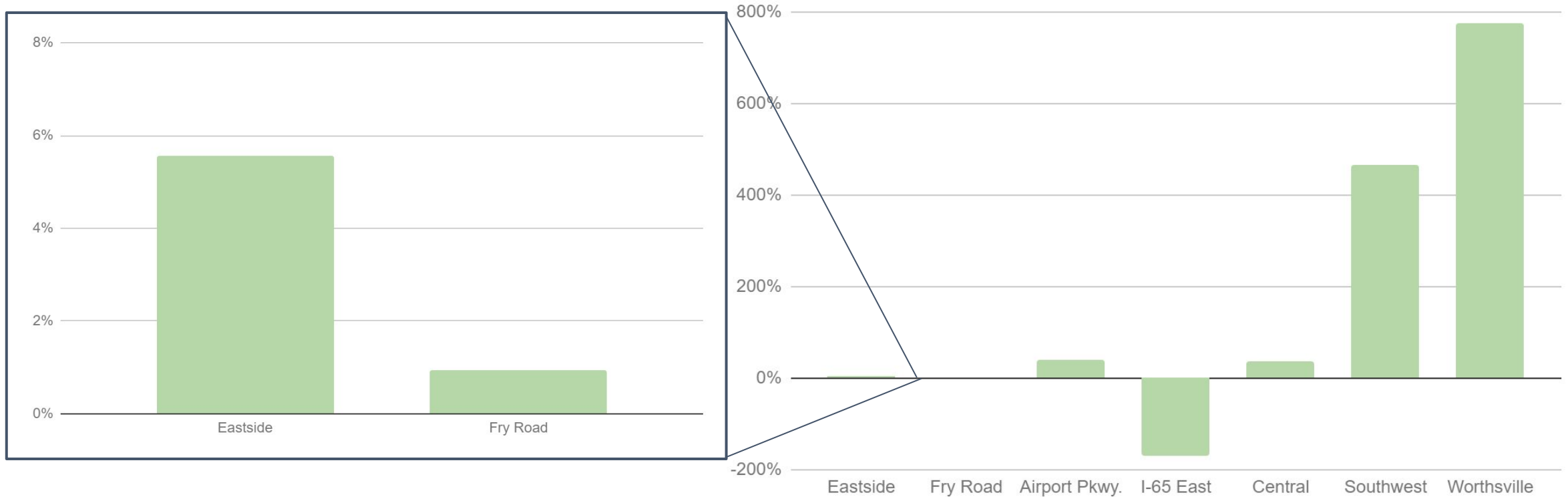


(2011-2021)  
10-Yr TIF CAGR -  
7.05%

10-Yr City CAGR -  
3.70%



# Avg. Captured Assessed Value Growth by TIF



Younger TIF's are growing at much faster rate.



**GREENWOOD**

EST 1864