



Redevelopment Commission

Monthly Financial Summary

9/30/2020

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

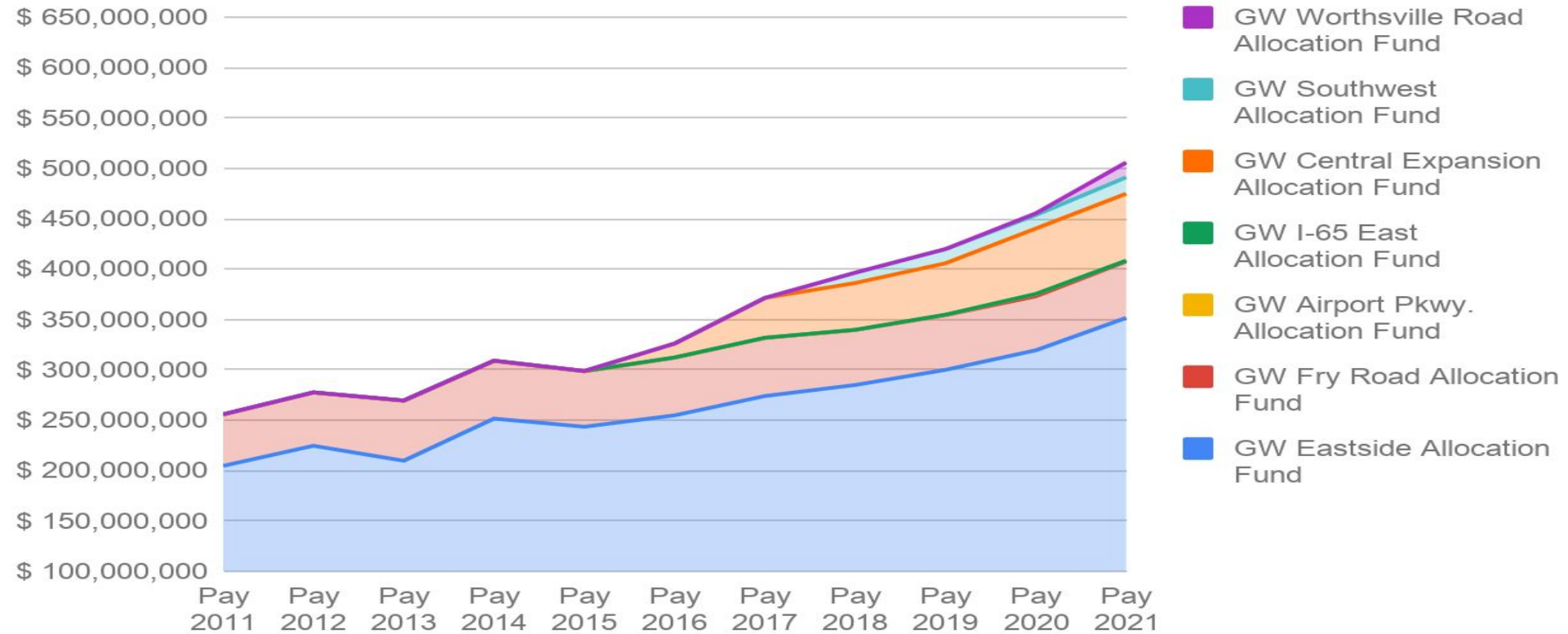


Year to Date Review

1. Tax Increment Finance Collected - \$3,452,089 / \$11,282,067 Est.
 - a. *Collected \$2,100,460.87 in early October from the Spring installment.*
 - b. *Forecasting up to \$5,729,039 in remaining 2020 TIF Revenue to be collected in December.*
2. Bank & Investment Interest - \$97,769
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 - \$9,112,138
8. Surplus Fund Balances; \$599,870, Eastside, \$1,312,904 Fry Road, and \$354,339 Central.



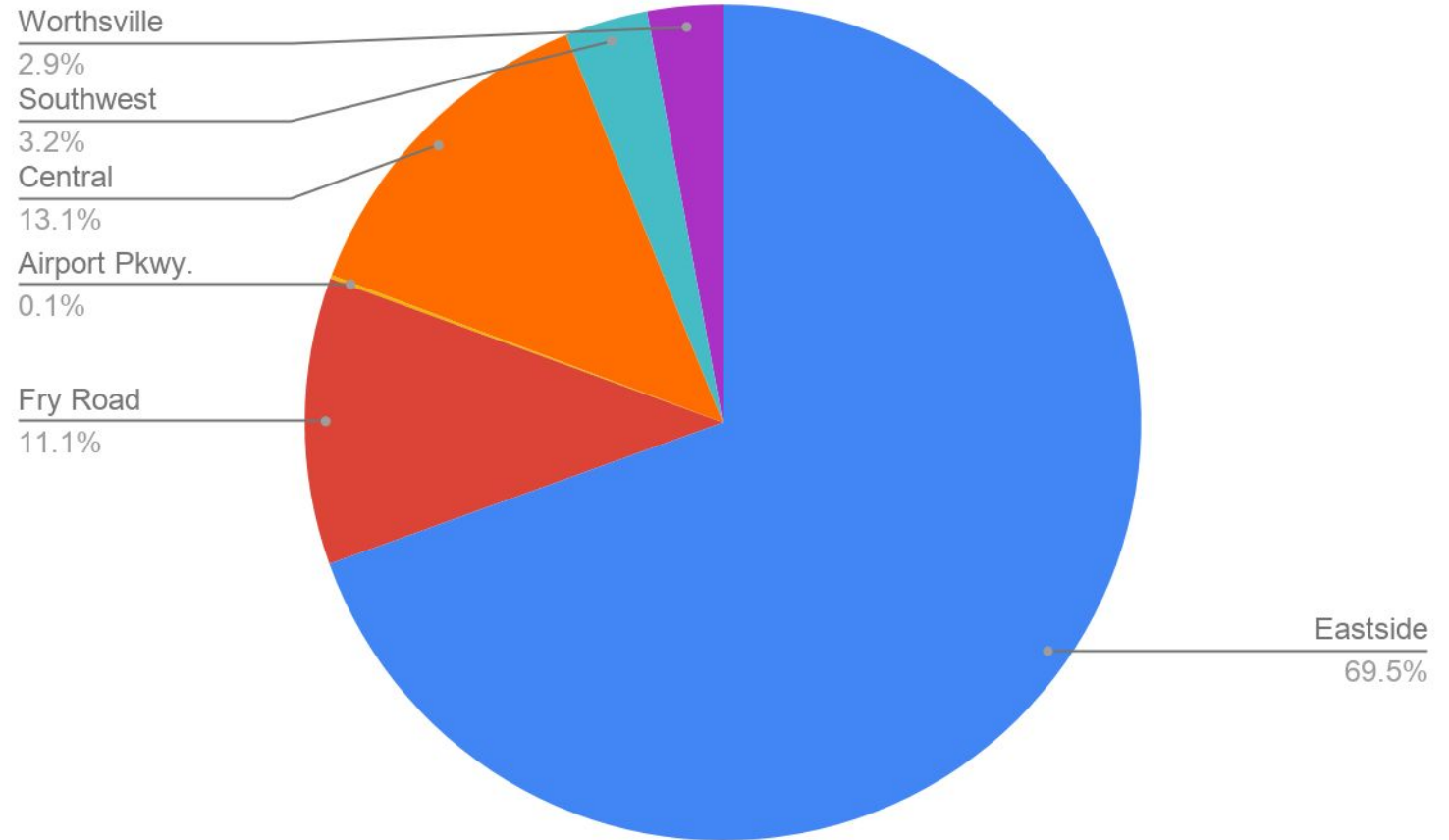
Captured Assessed Value Trends - Pay 2021 Values



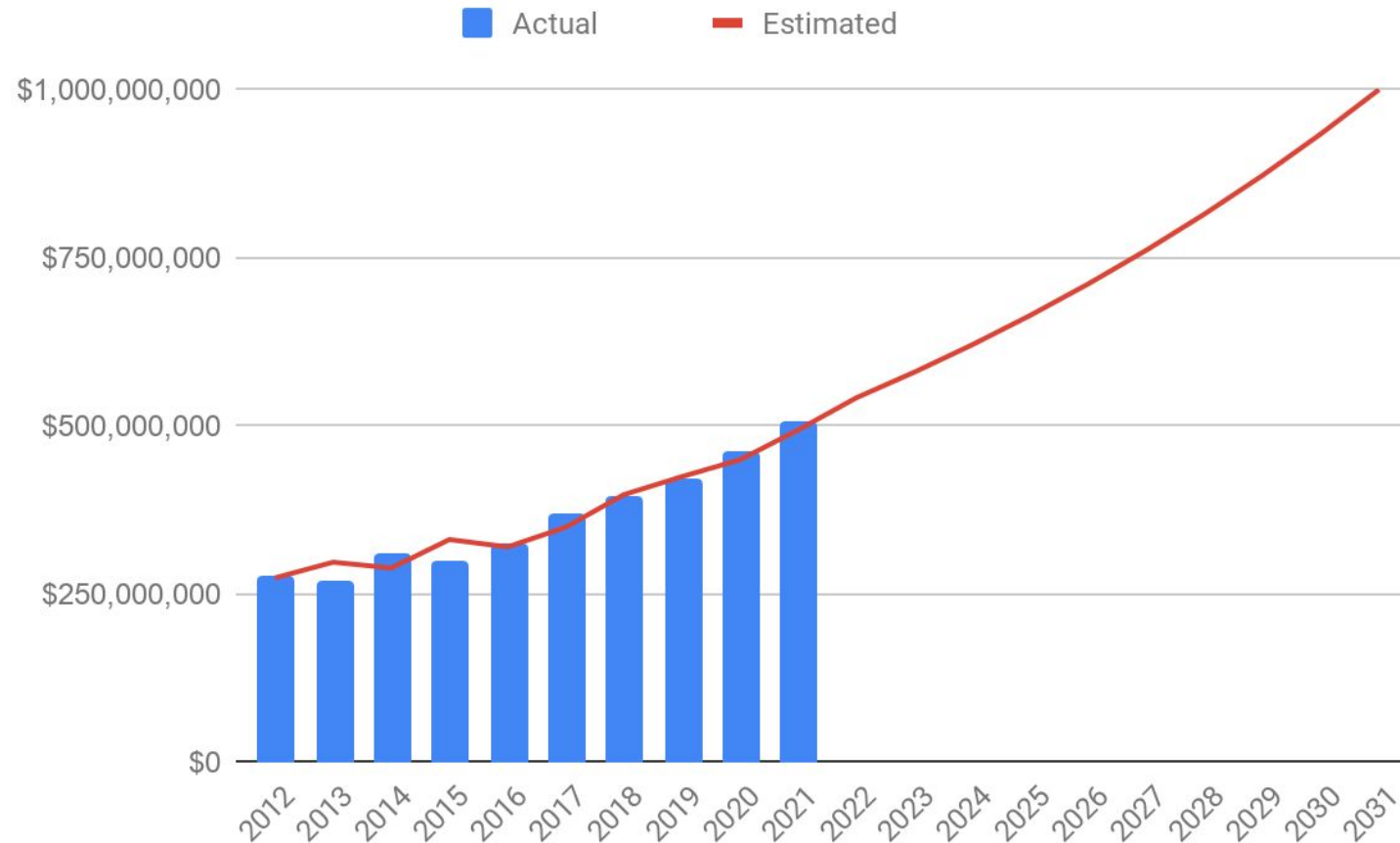
Captured Assessed Value by TIF

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

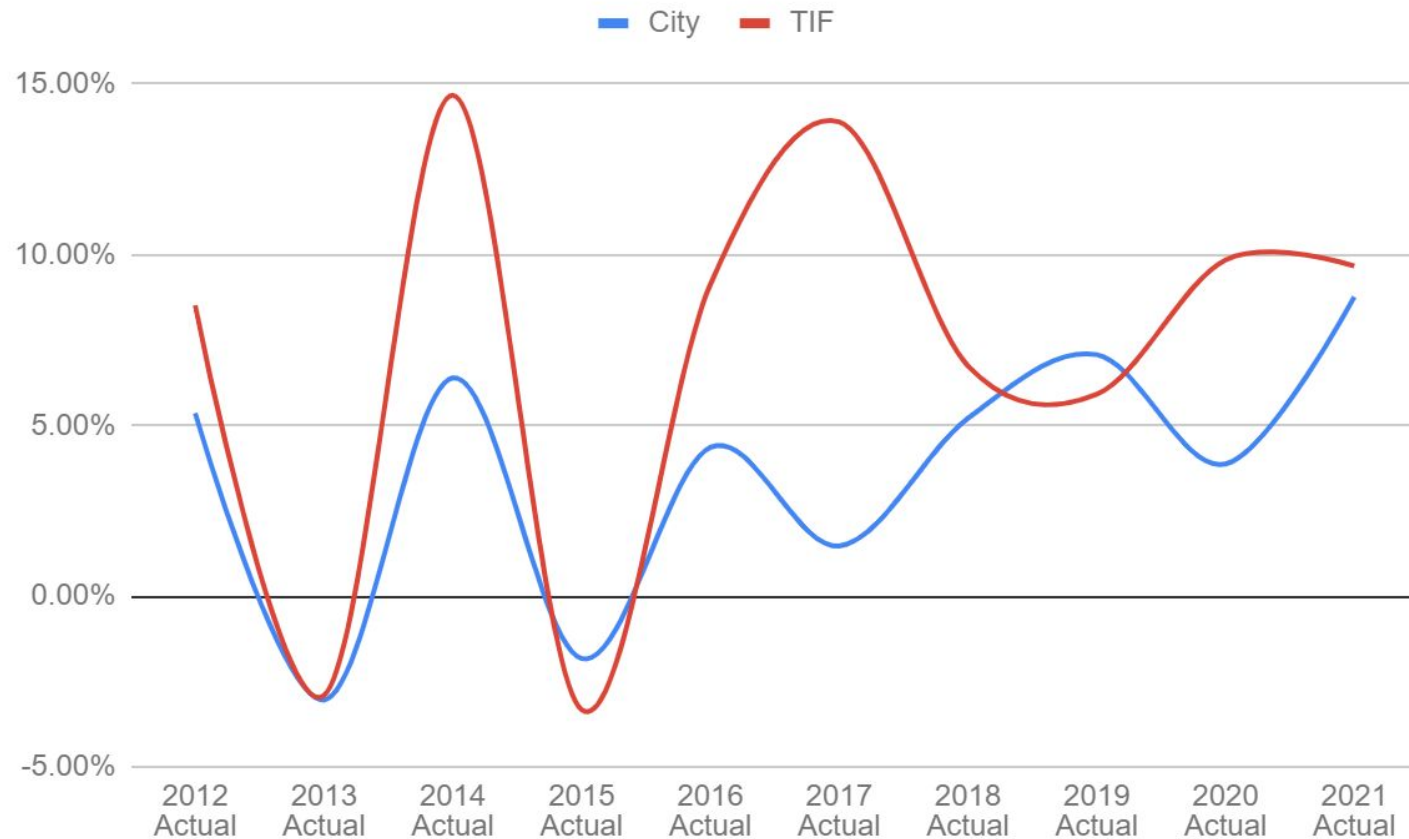


10-Yr CAGR - 7.05%
(2011-2021)

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



Percent Change in Assessed Values

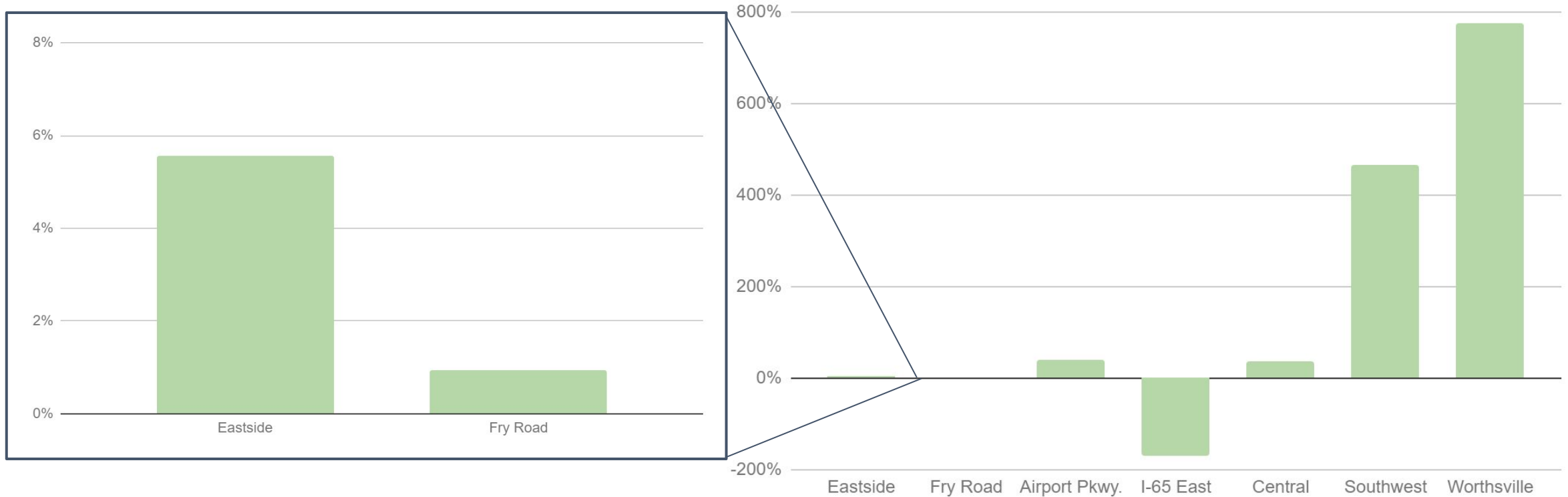


(2011-2021)
10-Yr TIF CAGR -
7.05%

10-Yr City CAGR -
3.70%

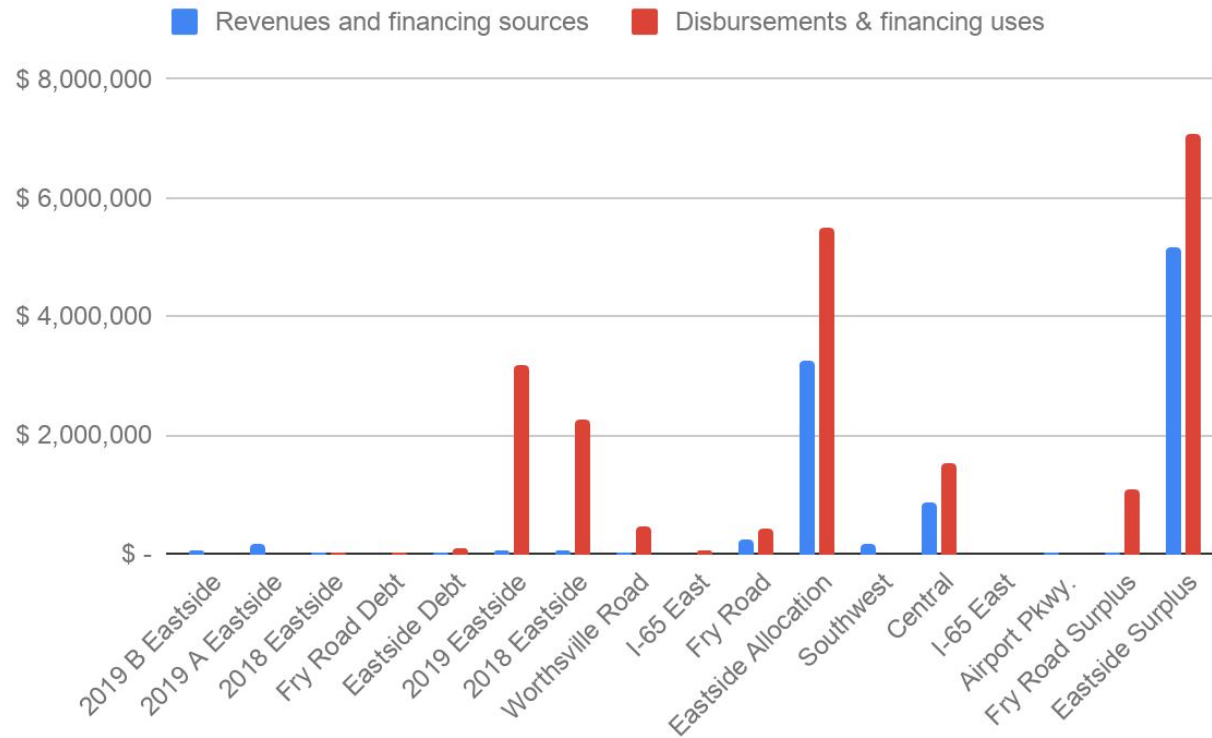


Avg. Captured Assessed Value Growth by TIF



Younger TIF's are growing at much faster rate.

Year to date revenues and expenses by TIF



Current Fund Balance

Fund Name	September 28, 2020
270000 ~ 334 Eastside	\$24,651
272000 ~ 354 Fry Road	\$12,349
274000 ~ 344 Central Expansion TIF	\$0
276000 ~ 351 Southwest TIF	\$524,575
278000 ~ 333 Airport Parkway	\$37,118
279000 ~ 364 GW I-65 East	\$514
TBD Worthsville Road	\$0
271000 ~ 330 Eastside Surplus	\$599,870
273000 ~ 331 Fry Road Surplus	\$1,312,904
275 - Central Surplus	\$354,339
279000 ~ 335 I-65 East Surplus	
TBD - 2020 Bond Proceeds	\$20,046
480000 ~ 480 2019 RDC Eastside Bond Proceeds A	\$8,723,779
418000 ~ 337 Worthsville Road Bond Proceeds	\$695,805
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	\$567,001
324000 ~ 342 Eastside Debt Service Reserve A	\$168,898
325000 ~ 342 Eastside Debt Service Reserve B	\$43,214





GREENWOOD

EST 1864