North College Urban Renewal Area Base year 2005 TIF Rev through 2031 Financial Forecast							
		2%		2%		2%	
Revenue is recd year following assessment	2024 TIF	2025 TIF	2026 TIF	2027 TIF	2028 TIF	2029 TIF	
TIF revenue year	20	21	22	23	24	25	Cumulative
Cash Inflows	**Proj 2025**	**Proj 2026**	**Proj 2027**	**Proj 2028**	**Proj 2029**	**Proj 2030**	**Total**
Property Tax Increment (cash basis)	4,204,106	4,288,188	4,288,188	4,373,952	4,373,952	4,461,431	54,658,830
TOTAL Property Tax Increment	**4,204,106**	**4,288,188**	**4,288,188**	**4,373,952**	**4,373,952**	**4,461,431**	**54,658,830**
Other Revenue							
Interest on Investments	16,000	12,000	12,000	12,000	10,000	10,000	950,059
Other							258,523
Total Other Revenue	**16,000**	**12,000**	**12,000**	**12,000**	**10,000**	**10,000**	**1,208,582**
Principal and Interest from Loans							
Total Principal and Interest Revenue	-	-	-	-	-	-	**560,495**
Cost of Financing							
	-	-	-	-	-	-	463,616
OPERATING REVENUE	**4,220,106**	**4,300,188**	**4,300,188**	**4,385,952**	**4,383,952**	**4,471,431**	**56,427,907**
Bond Proceeds							
Total Bond Proceeds							**10,938,089**
Loan 3 - RMI2 principal repayments	-	-	-	-	-	-	2,503,918
	-	-	-	-			**2,503,918**
debt was refinanced in 2013							
Intra-City Loan Proceeds							
Sub-Total Stormwater	**-**	**-**	**-**	**-**	**-**	**-**	***6,176,472***
from General Fund for:							
Sub-Total General Fund	-	-	-	-	-	-	***10,669,588***
Unknown							**250,000**
Total Intra-City Loan Proceeds	-	-	-	-	-	-	**17,096,060**
2025 Bond Proceeds							
Proceeds	15,183,340						**15,183,340**
Held In Escrows - Sources of Other Funds	1,834,774						***1,834,774***
FINANCING REVENUE	**17,018,114**	-	-	-	-	-	**47,556,182**
Total Cash Inflows	**21,238,220**	**4,300,188**	**4,300,188**	**4,385,952**	**4,383,952**	**4,471,431**	**103,984,089**

Cash Outflows	21 2025	22 2026	23 2027	24 2028	25 2029	26 2030		Cumulative Total
Operating								
Personnel	(407,223)	(409,004)	(421,274)	(433,912)	(446,930)	(460,338)		(5,433,704)
Goods & Services	(12,438)	(103,660)	(106,770)	(109,973)	(113,272)	(116,670)		(1,619,928)
Reimbursement from Other URAs	74,344	90,771	113,070	115,375	117,749	120,919		1,506,484
County Fee	(85,764)	(85,764)	(85,764)	(87,479)	(87,479)	(89,229)		(1,017,311)
Liability Insurance	(12,000)	(12,000)	(12,000)	(12,000)	(12,000)	(12,000)		(159,042)
One-Time Costs approved by Andy (not budgeted)								-
One-Time Costs approved by Council	(435,000)							(435,000)
Property Acquisition Related Costs/Appraisals/Consult	(170,664)							(199,834)
Annual Maintenance of 5 Properties		(203,359)	(203,359)					(406,718)
Legal Fees	(82,825)	(87,000)	(87,775)	(89,531)	(91,321)	(93,148)		(612,800)
Debt Service Cost of Issuance								(200,293)
Debt Service Banking Fee	(3,025)	(3,025)	(3,025)	(3,025)	(3,025)			(183,588)
Total Operating	**(1,134,594)**	**(813,041)**	**(806,897)**	**(620,545)**	**(636,278)**	**(650,465)**		**(8,761,734)**
Developer Project Costs (funds released to projects)								
Project 9 - Aspen Heights Interest	-	-	-	-	-	-		-
Project 10- Feeders Supply	(6,038)	(6,822)	(7,158)	(7,158)	(7,505)	(7,505)	(7,862)	(71,355)
Project 11-Hickory Commons						-		-
Project 12- Lyric (first $43,650 payable to URA for ROW)	(20,754)	(21,490)	(22,248)	(23,029)	(23,833)	(24,662)	(27,379)	(209,000)
Project 12- Lyric (first $43,650 payable to URA for ROW)								(43,650)
Project 13- Whitewater Park								(303,000)
Project 14- Stormwater								(300,000)
Project 15 - Vine & Jerome Project	(293,076)							(293,076)
Total Developer Project Costs	**(319,867)**	**(28,311)**	**(29,406)**	**(30,187)**	**(31,338)**	**(32,167)**	**(35,241)**	**(12,462,469)**
City Project Costs (funds transferred to Capital Projects Fund)								
N.College/E.Willox Lane Imp.								(2,778,684)
Project 6 - North College.:Vine-Conifer								(2,700,000)
Total City Projects	-	-	-	-	-	-		**(5,478,684)**
Intra-City Loan Payments								
to Stormwater for:								
Sub-Total Stormwater	-	-	-	-	-	-		***(3,514,697)***
to General Fund for:								
Sub-Total General Fund	**(27,591)**	-	-	-	-	-		**(15,766,787)**
- Other								(250,000)
								-

2013 Bonds - Debt Service								
2013 Payoff - Closing Costs	(407,166)							(407,166)
2013 Bond Principal	(4,210,948)	-	-	-	-	-		(11,095,948)
2013 Bond Interest	-	-	-	-	-	-		(3,526,847)
Total Bond Debt Service	**(4,618,114)**	-	-	-	-	-		**(15,279,961)**
2025 Bonds - Debt Service								
2025 Bond Principal	(1,690,000)	(2,315,000)	(2,440,000)	(2,560,000)	(2,685,000)	(2,820,000)		(14,510,000)
2025 Bond Interest	(316,399)	(641,000)	(525,250)	(403,250)	(275,250)	(141,000)		(2,302,149)
Total Bond Debt Service	**(2,006,399)**	**(2,956,000)**	**(2,965,250)**	**(2,963,250)**	**(2,960,250)**	**(2,961,000)**		**(16,812,149)**
Cash Purchase - Albertson's Bldg								
Buildings - Albertson's Purchase Price	(6,750,000)							(6,750,000)
Total - Albertson's Purchase	**(6,750,000)**							**(6,750,000)**
Cash Purchase Budget Host - 1513 N College								
Buildings	(2,100,000)							(2,100,000)
Closing Costs	(10,000)	-	-	-	-	-	-	(10,000)
	(2,110,000)							**(2,110,000)**
Revolving Loan - 302 Conifer								
Revolving Loan Grant	(100,000)							(100,000)
Loan to XX	(3,220,000)							(3,220,000)
Closing Costs - Legal	(20,000)							(20,000)
	(3,340,000)							**(3,340,000)**
Cash Purchase Palomino - 1220 N College								
Buildings		(2,600,000)						
Closing Costs		(10,000)						
		(2,610,000)						**(2,610,000)**
Cash Purchase 1630 N College - Albertsons Wing 1								
Buildings		(1,050,000)						
Closing Costs		(10,000)						
		(1,060,000)						**(1,060,000)**
Cash Purchase 1624 N College - Albertsons Wing 2								
Buildings		(1,300,000)						
Closing Costs		(10,000)						
		(1,310,000)						**(1,310,000)**
Total Cash Outflows	**(20,306,565)**	**(8,777,352)**	**(3,801,553)**	**(3,613,982)**	**(3,627,866)**	**(3,643,631)**		**(95,256,481)**
Net Change in Cash	***931,655***	***(4,477,164)***	***498,635***	***771,970***	***756,086***	***827,800***		***8,727,607***
Ending Cash & Investments	**10,135,522**	**5,658,358**	**6,156,993**	**6,928,963**	**7,685,049**	**8,512,848**		

Urban Renewal Authority / Midtown Plan Area
Prospect South TIF District
Base year 2011 TIF Rev through 2037
Financial Forecast

		2%		2%		2%		2%		2%		2%		
Revenue is recd year following assessment	2024 TIF	2025 TIF	2026 TIF	2027 TIF	2028 TIF	2029 TIF	2030 TIF	2031 TIF	2032 TIF	2033 TIF	2034 TIF	2035 TIF		
TIF revenue year	14	15	16	17	18	19	20	21	22	23	24	25		Cumulative
Cash Inflows	**Proj 2025**	**Proj 2026**	**Proj 2027**	**Proj 2028**	**Proj 2029**	**Proj 2030**	**Proj 2031**	**Proj 2032**	**Proj 2033**	**Proj 2034**	**Proj 2035**	**Proj 2036**		**Total**
Property Tax Increment (cash basis)	889,569	907,360	907,360	925,508	925,508	944,018	944,018	962,898	962,898	982,156	982,156	1,001,799		17,470,245
TOTAL Property Tax Increment	**889,569**	**907,360**	**907,360**	**925,508**	**925,508**	**944,018**	**944,018**	**962,898**	**962,898**	**982,156**	**982,156**	**1,001,799**	-	**17,470,245**
Other Revenue														
Interest on Investments plus Unrealized Gain/Loss	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000		321,071
Total Cash Inflows	**894,569**	**912,360**	**912,360**	**930,508**	**930,508**	**949,018**	**949,018**	**967,898**	**967,898**	**987,156**	**987,156**	**1,006,799**	-	**28,442,911**
	14	15	16	17	18	19	20	21	22	23	24	25		Cumulative
Cash Outflows	**Proj 2025**	**Proj 2026**	**Proj 2027**	**Proj 2028**	**Proj 2029**	**Proj 2030**	**Proj 2031**	**Proj 2032**	**Proj 2033**	**Proj 2034**	**Proj 2035**	**Proj 2036**	**Proj 2037**	Total
Operating														
Admin Charge (full begin 2031)	(53,850)	(76,838)	(79,143)	(81,517)	(83,963)	(86,482)	(503,541)	(518,647)	(534,207)	(550,233)	(566,740)	(583,742)		(4,134,915)
Goods & Services	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)		(514,161)
Debt Service Banking Fee	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)	(2,475)		(41,400)
Other (supplemental Admin Payback)							37,695	37,695	38,449	38,449	39,218	39,218		230,727
County Fee	(17,791)	(18,147)	(18,147)	(18,510)	(18,510)	(18,880)	(18,880)	(19,258)	(19,258)	(19,643)	(19,643)	(20,036)	-	(349,405)
1x URA Board Approvals	(275,000)													(275,000)
Total Operating	**(374,116)**	**(122,460)**	**(124,765)**	**(127,503)**	**(129,948)**	**(132,837)**	**(512,201)**	**(527,685)**	**(542,490)**	**(558,902)**	**(574,640)**	**(592,035)**	-	**(5,084,154)**
Developer Project Costs (funds released to projects)														
Project 1 - Capstone														(4,972,000)
Project 2 - Prospect Station	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	(11,762)	-	(494,002)
Total Developer Project Costs	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	**(11,762)**	-	**(5,466,002)**
2019 Refinancing														
Principal	(265,000)	(280,000)	(290,000)	(305,000)	(315,000)	(320,000)	(325,000)	(330,000)	(340,000)	(345,000)	(355,000)	(360,000)		(4,990,000)
Interest	(102,544)	(89,294)	(75,294)	(60,794)	(54,694)	(48,394)	(41,994)	(35,494)	(28,894)	(22,094)	(15,194)	(7,650)		(1,261,901)
Total Principal and Interest Expense	(367,544)	(369,294)	(365,294)	(365,794)	(369,694)	(368,394)	(366,994)	(365,494)	(368,894)	(367,094)	(370,194)	(367,650)		(6,251,901)
Total Cash Outflows	**(753,422)**	**(503,516)**	**(501,821)**	**(505,058)**	**(511,404)**	**(512,993)**	**(890,957)**	**(904,940)**	**(923,146)**	**(937,757)**	**(956,595)**	**(971,447)**	-	**(23,552,422)**
Net Change in Cash	***141,147***	***408,844***	***410,539***	***425,449***	***419,104***	***436,025***	***58,061***	***62,958***	***44,752***	***49,399***	***30,561***	***35,353***	-	***4,890,489***
Ending Cash & Investments	**2,509,445**	**2,918,289**	**3,328,829**	**3,754,278**	**4,173,382**	**4,609,406**	**4,667,468**	**4,730,425**	**4,775,177**	**4,824,576**	**4,855,137**	**4,890,489**		
Restricted Cash	(356,500)	(328,500)	(299,500)	(269,000)	(237,500)	(205,500)	(173,000)	(140,000)	(106,000)	(71,500)	(36,000)	-		
Net Available Cash	**2,152,945**	**2,589,789**	**3,029,329**	**3,485,278**	**3,935,882**	**4,403,906**	**4,494,468**	**4,590,425**	**4,669,177**	**4,753,076**	**4,819,137**	**4,890,489**	-	

Urban Renewal Authority / Midtown Plan Area
Foothills Mall TIF District
Base year 2011 TIF Rev through 2037
Financial Forecast

		2%		2%		2%		2%		2%		2%		2%			
Revenue is recd year following assessment	2024 TIF	2025 TIF	2026 TIF	2027 TIF	2028 TIF	2029 TIF	2030 TIF	2031 TIF	2032 TIF	2033 TIF	2034 TIF	2035 TIF	2036 TIF	2037 TIF			
TIF revenue year	12	13	14	15	16	17	18	19	20	21	22	23	24	25			Cumulative
Cash Inflows	**Proj 2025**	**Proj 2026**	**Proj 2027**	**Proj 2028**	**Proj 2029**	**Proj 2030**	**Proj 2031**	**Proj 2032**	**Proj 2033**	**Proj 2034**	**Proj 2035**	**Proj 2036**	**Proj 2037**	**Proj 2038**			**Total**
URA Property Tax Increment	1,400,960	1,400,960	1,400,960	1,428,979	1,428,979	1,457,559	1,457,559	1,486,710	1,486,710	1,516,444	1,516,444	1,546,773	1,546,773	1,577,709			34,860,889
Metro District Property Tax Increment	1,014,488	1,014,488	1,014,488	1,034,778	1,034,778	1,055,473	1,055,473	1,076,583	1,076,583	1,098,114	1,098,114	1,120,077	1,120,077	1,142,478			25,152,132
Property Tax Difference																	(1,298,022)
Sales Tax Increment	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	500,000	500,000	500,000			9,841,965
PIF																	-
																	-
Total Tax Increment	*2,865,448*	*2,865,448*	*2,865,448*	*2,913,757*	*2,913,757*	*2,963,032*	*2,963,032*	*3,013,293*	*3,013,293*	*3,064,559*	*3,064,559*	*3,166,850*	*3,166,850*	*3,220,187*	-		*68,556,963*
Interest on Investments	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000			137,637
Miscellaneous Revenue																	346,755
Total Revenue	2,871,448	2,871,448	2,871,448	2,919,757	2,919,757	2,969,032	2,969,032	3,019,293	3,019,293	3,070,559	3,070,559	3,172,850	3,172,850	3,226,187	-		69,041,355
																	-
Total Cash Inflows	**2,871,448**	**2,871,448**	**2,871,448**	**2,919,757**	**2,919,757**	**2,969,032**	**2,969,032**	**3,019,293**	**3,019,293**	**3,070,559**	**3,070,559**	**3,172,850**	**3,172,850**	**3,226,187**	-		**69,041,355**

	12	13	14	15	16	17	18	19	20	21	22	23	24	25			Cumulative
Cash Outflows	**Proj 2025**	**Proj 2026**	**Proj 2027**	**Proj 2028**	**Proj 2029**	**Proj 2030**	**Proj 2031**	**Proj 2032**	**Proj 2033**	**Proj 2034**	**Proj 2035**	**Proj 2036**	**Proj 2037**	**Proj 2038**			Total
Operating																	
Administrative Charges	(36,921)	(36,232)	(36,232)	(36,232)	(36,956)	(36,956)	(37,695)	(37,695)	(38,449)	(38,449)	(39,218)	(39,218)	(40,003)	(40,003)		-	(848,533)
County Fee (Larco 802810.521030)	(48,309)	(48,309)	(48,309)	(49,275)	(49,275)	(50,261)	(50,261)	(51,266)	(51,266)	(52,291)	(52,291)	(53,337)	(53,337)	(54,404)	-		(1,184,656)
subtotal operating	(85,230)	(84,541)	(84,541)	(85,507)	(86,231)	(87,217)	(87,956)	(88,961)	(89,715)	(90,741)	(91,510)	(92,555)	(93,340)	(94,406)	-	-	(2,377,455)
Developer Project Costs (funds released to projec																	
Land Improvement Services	(2,720,907)	(2,720,907)	(2,720,907)	(2,768,097)	(2,767,525)	(2,815,659)	(2,815,076)	(2,864,172)	(2,863,578)	(2,913,656)	(2,913,049)	(3,014,129)	(3,013,510)	(3,065,611)	-	-	(65,129,827)
Land Improvement Services - LC Portion	(660,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)	(60,000)			(1,440,000)
subtotal project costs	(3,380,907)	(2,780,907)	(2,780,907)	(2,828,097)	(2,827,525)	(2,875,659)	(2,875,076)	(2,924,172)	(2,923,578)	(2,973,656)	(2,973,049)	(3,074,129)	(3,073,510)	(3,125,611)	-		(66,569,827)
Total Cash Outflows	(3,466,137)	(2,865,448)	(2,865,448)	(2,913,604)	(2,913,757)	(2,962,876)	(2,963,032)	(3,013,133)	(3,013,293)	(3,064,396)	(3,064,559)	(3,166,684)	(3,166,850)	(3,220,018)	-	-	(68,947,282)
Net Change in Cash	(594,689)	6,000	6,000	6,153	6,000	6,156	6,000	6,159	6,000	6,162	6,000	6,166	6,000	6,169	-	-	**94,073**
Ending Cash & Investments	**15,107**	**21,107**	**27,107**	**33,260**	**39,260**	**45,416**	**51,416**	**57,575**	**63,575**	**69,738**	**75,738**	**81,904**	**87,904**	**94,073**		**94,073**	

Urban Renewal Authority / Midtown Plan Area
Drake & College TIF District
Base year 2020 TIF Rev through 2045
Financial Forecast

			2%		2%		2%		2%	
Revenue is recd year following assessment	2019 TIF	2020 TIF	2021 TIF	2022 TIF	2023 TIF	2024 TIF	2025 TIF	2026 TIF	2027 TIF	2028 TIF
TIF revenue year	1	2	3	4	5	6	7	8	9	10
	ACT	**ACT**	**ACT**	**ACT**	**ACT**					
Cash Inflows	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Property Tax Increment (cash basis)		1,637	1,503	1,523	0					
TOTAL Property Tax Increment	**-**	**1,637**	**1,503**	**1,523**	**0**	**-**	**-**	**-**	**-**	**-**
Total Cash Inflows	**-**	**1,637**	**1,503**	**1,523**	**0**	**-**	**-**	**-**	**-**	**-**
	1	2	3	4	5	6	7	8	9	10
	ACT									
Cash Outflows	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Operating										
Admin Charge (pd by N College and reimbursed - 3% incr/yr)										
Goods & Services										
Debt Service Banking Fee				(30)						
County Fee (Larco Svcs)										
Total Operating	**-**	**-**	**-**	**(30)**	**-**	**-**	**-**	**-**	**-**	**-**
Total Cash Outflows	**-**	**-**	**-**	**(30)**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Cash	***-***	***1,637***	***1,503***	***1,493***	***0***	***-***	***-***	***-***	***-***	***-***
Ending Cash & Investments	**-**	**1,637**	**3,140**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**
Restricted Cash										
Net Available Cash	**-**	**1,637**	**3,140**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**	**4,633**