

**Community Redevelopment Agency 10-Year Proforma  
Existing Approved Capital Plan**

|                                                                                           |                    | FY 2023        | FY 2024        | FY 2025        | FY 2026        | FY 2027        | FY 2028        | FY 2029        | FY 2030        | FY 2031        | FY 2032        |
|-------------------------------------------------------------------------------------------|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>ESTIMATED REVENUES</b>                                                                 |                    |                |                |                |                |                |                |                |                |                |                |
| TIF Revenue - City                                                                        |                    | 4,043,522      | 4,326,569      | 4,369,834      | 4,457,231      | 4,590,948      |                |                |                |                |                |
| TIF Revenue - County                                                                      |                    | 3,390,920      | 3,628,284      | 3,664,567      | 3,737,859      | 3,849,994      |                |                |                |                |                |
| Investment Earnings                                                                       |                    | -              | 30,000         | 30,450         | 30,907         | 31,370         |                |                |                |                |                |
| Misc. Revenues                                                                            |                    | -              | -              | -              | -              | -              |                |                |                |                |                |
| CRA Revenues                                                                              |                    | 7,434,442      | 7,984,853      | 8,064,851      | 8,225,996      | 8,472,313      |                |                |                |                |                |
| Fund Balance                                                                              |                    | -              | -              | -              | -              | -              |                |                |                |                |                |
| <b>Total Revenues</b>                                                                     |                    | 7,434,442      | 7,984,853      | 8,064,851      | 8,225,996      | 8,472,313      |                |                |                |                |                |
| <b>ESTIMATED EXPENDITURES</b>                                                             |                    |                |                |                |                |                |                |                |                |                |                |
| Personnel & Indirect Costs                                                                |                    | 572,642        | 598,028        | 621,972        | 644,247        | 666,698        |                |                |                |                |                |
| General Operating                                                                         |                    | 384,503        | 400,193        | 414,763        | 428,017        | 439,801        |                |                |                |                |                |
| Community Initiatives                                                                     |                    | 445,000        | 550,310        | 555,242        | 559,731        | 563,713        |                |                |                |                |                |
| Capital Maintenance                                                                       |                    | 120,000        | 126,000        | 131,040        | 135,626        | 139,695        |                |                |                |                |                |
| Misc. Capital Enhancements                                                                |                    | -              | 140,000        | 140,000        | 140,000        | 140,000        |                |                |                |                |                |
| Debt Service & Transfers                                                                  |                    | 1,484,485      | 1,071,284      | 1,066,442      | 710,568        | -              |                |                |                |                |                |
| <b>Total Expenditures</b>                                                                 |                    | 3,006,630      | 2,885,814      | 2,929,459      | 2,618,189      | 1,949,908      |                |                |                |                |                |
| <b>Annual Surplus/Deficit</b> (Funding Available for<br>Additional Projects and Programs) |                    | 4,427,812      | 5,099,038      | 5,135,392      | 5,607,807      | 6,522,405      |                |                |                |                |                |
| <b>Proposed Project Addl. Funding</b>                                                     | <b>Est. Totals</b> | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> | <b>FY 2028</b> | <b>FY 2029</b> | <b>FY 2030</b> | <b>FY 2031</b> | <b>FY 2032</b> |
| 17/92 Streetscape                                                                         | 5,185,228          | -              | 1,000,000      | 2,000,000      | 2,185,228      | -              |                |                |                |                |                |
| North Denning Dr. Streetscape Extension                                                   | 500,000            | 500,000        | -              | -              | -              | -              |                |                |                |                |                |
| Denning/Fairbanks Improvements                                                            | 321,765            | 321,765        | -              | -              | -              | -              |                |                |                |                |                |
| MLK Park Improvements                                                                     | 2,900,000          | 2,900,000      | -              | -              | -              | -              |                |                |                |                |                |
| Land Acquisitions                                                                         | 1,500,000          | -              | 1,500,000      | -              | -              | -              |                |                |                |                |                |
| Post Office Purchase                                                                      | 7,075,000          | -              | -              | 5,000,000      | 2,075,000      | -              |                |                |                |                |                |
| Parking Improvements                                                                      | 7,000,000          | -              | -              | -              | -              | 7,000,000      |                |                |                |                |                |
| Hannibal Sq. Design Guideline Implementation                                              | 200,000            | -              | 200,000        | -              | -              | -              |                |                |                |                |                |
| <b>Proposed CRA Project Funding Total</b>                                                 | 24,681,993         | 3,721,765      | 2,700,000      | 7,000,000      | 4,260,228      | 7,000,000      |                |                |                |                |                |
| <b>Fund Surplus/Deficit</b>                                                               |                    | 706,047        | 2,399,038      | (1,864,608)    | 1,347,579      | (477,595)      |                |                |                |                |                |
| <b>Cumulative Fund Balance (Reserves)</b>                                                 | (622,747)          | 83,300         | 2,482,339      | 617,731        | 1,965,310      | 1,487,715      |                |                |                |                |                |