
Whitestown RDC

Financial Update

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Overview

Whitestown Redevelopment Commission RDC Overview

Commissioners & Officers:

Name	Position	Term Beginning	Term End
Bryan Brackemyre	President	1/1/2019	12/31/2019
Kyle Weathers	Vice President	1/1/2019	12/31/2019
Adam Hess	Secretary	1/1/2019	12/31/2019
Clinton Bohm	Commissioner	1/1/2019	12/31/2019
April Witthoef	Commissioner	1/1/2019	12/31/2019
Elizabeth Keith	School Member	1/1/2019	12/31/2019
Michael Berg	School Member	1/1/2019	12/31/2019

Employee Information:

Name	Position	2019 Wages
None	None	\$ -

Local Counsel:

Name	Company	Phone Number
Dennis Otten	Bose, McKinney, & Evans, LLP	(317) 684-5307

Overlapping Units:

Zionsville Civil Town
Hussey-Mayfield Memorial Library
Zionsville Community School Corporation
Worth Township
Whitestown Civil Town
Lebanon Community School Corporation
Boone County

Overview

Whitestown Redevelopment Commission
RDC Overview

TIF Allocation Areas:

Allocation Area	Name of Redevelopment Plan	Declaratory Adopted Date	Description	Base Assessment Date	TIF Expiration
T06301 - Perry Industrial Park Allocation Area	Perry Industrial Park Economic Development Plan (2005)	2/25/2005	Perry Industrial - Original	3/1/2004	Pay 2035
T06303 - Maple Grove Allocation Area	Economic Development Plan for the Whitestown Maple Grove Economic Development Area #1 (2010)	11/1/2010	Maple Grove - Original	3/1/2010	Pay 2037
T06304 - Anson South Allocation Area	Economic Development Plan for the Town of Whitestown, Indiana Anson South Economic Development Area #1	2/24/2014	Anson South - Original	3/1/2013	Pay 2041
Fishback Creek Allocation Area	Redevelopment Plan for the Town of Whitestown, Indiana Legacy Core Redevelopment Area #1	6/29/2017	McCardwell - Original	1/1/2018	TBD
		6/4/2018	McCardwell - Exp.	1/1/2018	TBD
INDOT Allocation Area	Economic Development Plan for the Whitestown - INDOT Economic Development Area	2/5/2018	INDOT - Original (Gershman)	1/1/2018	TBD
GreenParke Allocation Area	Economic Development Plan for the Whitestown - GreenParke Economic Development Area	2/5/2018	GreenParke - Original	1/1/2018	TBD
Maurer Commons Allocation Area	Redevelopment Plan for the Whitestown - Maurer Commons Redevelopment Area	9/18/2018	Maurer Commons - Original	1/1/2018	TBD
T06250 - Legacy Core Allocation Area	Redevelopment Plan for the Town of Whitestown, Indiana Legacy Core Redevelopment Area #1	7/7/2014	Legacy Core - Original	3/1/2014	TBD
		2/6/2017	Legacy Core - Exp.	1/1/2017	TBD
		6/4/2018	Legacy Core - Exp. II	1/1/2018	TBD

Note: The exact date of the TIF Expiration and final pay year is subject to legal interpretation. We are not attorneys and as such, we are unable to give a recommendation based on Indiana Statute. Our TIF Expiration estimates are based upon our understanding of the process and is in no way to be taken as a legal opinion.

Note: TBD is "to be determined" debt has not yet been issued on the allocation area.

Monthly Cash Balance by Fund

Whitestown Redevelopment Commission

Redevelopment Fund

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2019						
January	\$ 12,251	\$ -	\$ -	\$ -	\$ -	\$ 12,251
February	\$ 12,251	\$ -	\$ -	\$ -	\$ -	\$ 12,251
March	\$ 12,251	\$ -	\$ -	\$ -	\$ -	\$ 12,251
April	\$ 12,251	\$ 444	\$ -	\$ -	\$ -	\$ 12,696
May	\$ 12,696	\$ 444	\$ -	\$ -	\$ -	\$ 13,140
June	\$ 13,140	\$ 444	\$ -	\$ -	\$ -	\$ 13,585
July	\$ 13,585	\$ 444	\$ -	\$ -	\$ -	\$ 14,029
August	\$ 14,029	\$ 444	\$ -	\$ -	\$ -	\$ 14,474
September	\$ 14,474	\$ 444	\$ -	\$ -	\$ -	\$ 14,918
October	\$ 14,918	\$ 444	\$ -	\$ -	\$ -	\$ 15,363
November	\$ 15,363	\$ 444	\$ -	\$ -	\$ -	\$ 15,807
December	\$ 15,807	\$ 444	\$ -	\$ -	\$ -	\$ 16,251
Total		\$ 4,000	\$ -	\$ -	\$ -	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Monthly Cash Balance by Fund

Whitestown Redevelopment Commission

Perry Industrial Park Economic Development Area

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2019						
January	\$ 1,243,070	\$ -	\$ -	\$ 908,000	\$ -	\$ 335,070
February	\$ 335,070	\$ -	\$ -	\$ -	\$ -	\$ 335,070
March	\$ 335,070	\$ -	\$ -	\$ -	\$ -	\$ 335,070
April	\$ 335,070	\$ -	\$ -	\$ -	\$ -	\$ 335,070
May	\$ 335,070	\$ -	\$ -	\$ -	\$ -	\$ 335,070
June	\$ 335,070	\$ 1,142,173	\$ -	\$ 907,500	\$ -	\$ 569,743
July	\$ 569,743	\$ -	\$ -	\$ -	\$ -	\$ 569,743
August	\$ 569,743	\$ -	\$ -	\$ -	\$ -	\$ 569,743
September	\$ 569,743	\$ -	\$ -	\$ -	\$ -	\$ 569,743
October	\$ 569,743	\$ -	\$ -	\$ -	\$ -	\$ 569,743
November	\$ 569,743	\$ -	\$ -	\$ -	\$ -	\$ 569,743
December	\$ 569,743	\$ 1,142,173	\$ -	\$ -	\$ -	\$ 1,711,916
Total		\$ 2,284,346	\$ -	\$ 1,815,500	\$ -	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Monthly Cash Balance by Fund

**Whitestown Redevelopment Commission
Maple Grove Economic Development Area**

	<u>Beginning Cash Balance</u>	<u>Revenue</u>	<u>Capital Outlays</u>	<u>Debt Payments</u>	<u>Other Services & Charges</u>	<u>Ending Cash Balance</u>
2019						
January	\$ 1,088,982	\$ -	\$ -	\$ 174,000	\$ 2,055	\$ 912,927
February	\$ 912,927	\$ -	\$ -	\$ -	\$ 4,518	\$ 908,409
March	\$ 908,409	\$ -	\$ -	\$ -	\$ 3,658	\$ 904,750
April	\$ 904,750	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 881,998
May	\$ 881,998	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 859,246
June	\$ 859,246	\$ 409,743	\$ 17,222	\$ 260,000	\$ 5,530	\$ 986,237
July	\$ 986,237	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 963,485
August	\$ 963,485	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 940,733
September	\$ 940,733	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 917,981
October	\$ 917,981	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 895,229
November	\$ 895,229	\$ -	\$ 17,222	\$ -	\$ 5,530	\$ 872,477
December	\$ 872,477	\$ 409,743	\$ 17,222	\$ -	\$ 5,530	\$ 1,259,468
Total		\$ 819,486	\$ 155,000	\$ 434,000	\$ 60,000	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Monthly Cash Balance by Fund

**Whitestown Redevelopment Commission
Anson South Economic Development Area**

	<u>Beginning Cash Balance</u>	<u>Revenue</u>	<u>Capital Outlays</u>	<u>Debt Payments</u>	<u>Other Services & Charges</u>	<u>Ending Cash Balance</u>
2019						
January	\$ 147,121	\$ -	\$ -	\$ -	\$ -	\$ 147,121
February	\$ 147,121	\$ -	\$ -	\$ -	\$ -	\$ 147,121
March	\$ 147,121	\$ -	\$ -	\$ -	\$ -	\$ 147,121
April	\$ 147,121	\$ -	\$ -	\$ -	\$ -	\$ 147,121
May	\$ 147,121	\$ -	\$ -	\$ -	\$ -	\$ 147,121
June	\$ 147,121	\$ 237,489	\$ -	\$ -	\$ -	\$ 384,610
July	\$ 384,610	\$ -	\$ -	\$ 165,000	\$ -	\$ 219,610
August	\$ 219,610	\$ -	\$ -	\$ -	\$ -	\$ 219,610
September	\$ 219,610	\$ -	\$ -	\$ -	\$ -	\$ 219,610
October	\$ 219,610	\$ -	\$ -	\$ -	\$ -	\$ 219,610
November	\$ 219,610	\$ -	\$ -	\$ -	\$ -	\$ 219,610
December	\$ 219,610	\$ 237,489	\$ -	\$ 165,000	\$ -	\$ 292,098
Total		\$ 474,977	\$ -	\$ 330,000	\$ -	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Monthly Cash Balance by Fund

Whitestown Redevelopment Commission

Fishback Creek (McCardwell) Economic Revitalization Area

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2019						
January	\$ 9,402	\$ -	\$ -	\$ -	\$ -	\$ 9,402
February	\$ 9,402	\$ -	\$ -	\$ -	\$ -	\$ 9,402
March	\$ 9,402	\$ -	\$ -	\$ -	\$ -	\$ 9,402
April	\$ 9,402	\$ -	\$ -	\$ -	\$ -	\$ 9,402
May	\$ 9,402	\$ -	\$ -	\$ -	\$ -	\$ 9,402
June	\$ 9,402	\$ 14,256	\$ -	\$ -	\$ -	\$ 23,658
July	\$ 23,658	\$ -	\$ -	\$ -	\$ -	\$ 23,658
August	\$ 23,658	\$ -	\$ -	\$ -	\$ -	\$ 23,658
September	\$ 23,658	\$ -	\$ -	\$ -	\$ -	\$ 23,658
October	\$ 23,658	\$ -	\$ -	\$ -	\$ -	\$ 23,658
November	\$ 23,658	\$ -	\$ -	\$ -	\$ -	\$ 23,658
December	\$ 23,658	\$ 14,256	\$ -	\$ -	\$ -	\$ 37,914
Total		\$ -	\$ -	\$ -	\$ -	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Monthly Cash Balance by Fund

Whitestown Redevelopment Commission

Legacy Core Redevelopment Area #1

	Beginning Cash Balance	Revenue	Capital Outlays	Debt Payments	Other Services & Charges	Ending Cash Balance
2019						
January	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
February	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
March	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
April	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
May	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
June	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
July	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
August	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
September	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
October	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
November	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
December	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5
Total		\$ -	\$ -	\$ -	\$ -	

Note: Financial information is as of 3/31/2019. The remainder of 2019 is projected.

Current Month

Financial Update

**Whitestown Redevelopment Commission
Redevelopment Fund**

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ 256,295	\$ 157,488	\$ 12,251	\$ 12,251	\$ 16,251	\$ 20,251
Plus Revenues:						
Building Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreement Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest / Misc. Revenue	\$ -	\$ 8,954	\$ -	\$ -	\$ -	\$ -
Solar Panel Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Abatement Fees	\$ 8,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
TIF Revenue Collections	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 8,200	\$ 12,954	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Less Expenditures:						
Capital Outlays						
Capital Outlays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof & Parking Lot Projects	\$ 93,729	\$ 149,237	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ 13,277	\$ 8,954	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 107,007	\$ 158,192	\$ -	\$ -	\$ -	\$ -
Net Income	\$ (98,807)	\$ (145,237)	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Pass Through Calculation	0%	0%	0%	0%	0%	0%
Year End Fund Balance:	\$ 157,488	\$ 12,251	\$ 16,251	\$ 12,251	\$ 20,251	\$ 24,251

Financial Update

Whitestown Redevelopment Commission

Perry Industrial Park Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Taxing District 019						
<i>Perry Industrial Original - Pay 2035</i>						
TIF Real AV	\$ 25,088,882	\$ 25,825,954	\$ 27,287,503	\$ 27,287,503	\$ 27,287,503	\$ 27,287,503
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ 25,088,882	\$ 25,825,954	\$ 27,287,503	\$ 27,287,503	\$ 27,287,503	\$ 27,287,503
Taxing District 020						
<i>Perry Industrial Original - Pay 2035</i>						
TIF Real AV	\$ 65,857,595	\$ 70,046,212	\$ 78,555,230	\$ 78,555,230	\$ 78,555,230	\$ 78,555,230
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ 65,857,595	\$ 70,046,212	\$ 78,555,230	\$ 78,555,230	\$ 78,555,230	\$ 78,555,230
Total Captured Increment	\$ 90,946,477	\$ 95,872,166	\$ 105,842,733	\$ 105,842,733	\$ 105,842,733	\$ 105,842,733

Financial Update

Whitestown Redevelopment Commission

Perry Industrial Park Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ 805,801	\$ 1,042,410	\$ 1,243,070	\$ 1,243,070	\$ 1,711,916	\$ 2,178,762
Plus Revenues:						
Interest / Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue Collections	\$ 2,056,797	\$ 2,016,848	\$ 2,284,346	\$ -	\$ 2,284,346	\$ 2,284,346
Total Revenues	\$ 2,056,797	\$ 2,016,848	\$ 2,284,346	\$ -	\$ 2,284,346	\$ 2,284,346
Less Expenditures:						
Capital Outlays						
Capital Outlays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Payments						
RDA Lease, Series 2016	\$ 1,820,188	\$ 1,812,000	\$ 1,814,000	\$ 908,000	\$ 1,816,000	\$ -
Other Bank Fees	\$ -	\$ 4,188	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 1,820,188	\$ 1,816,188	\$ 1,815,500	\$ 908,000	\$ 1,817,500	\$ 1,500
Net Income	\$ 236,609	\$ 200,660	\$ 468,846	\$ (908,000)	\$ 466,846	\$ 2,282,846
Pass Through Calculation	113%	111%	126%	0%	126%	152290%
Year End Fund Balance:	\$ 1,042,410	\$ 1,243,070	\$ 1,711,916	\$ 335,070	\$ 2,178,762	\$ 4,461,607

Note: Perry industrial EDA should always have an ending balance that is at least equal to the subsequent year's.

Financial Update

Whitestown Redevelopment Commission

Maple Grove Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Taxing District 021						
<i>Maple Grove Original - Pay 2037</i>						
TIF Real AV	\$ 33,866,647	\$ 41,260,044	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ 33,866,647	\$ 41,260,044	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312
Total Captured Increment	\$ 33,866,647	\$ 41,260,044	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312	\$ 42,085,312

Financial Update

Whitestown Redevelopment Commission

Maple Grove Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ 412,823	\$ 528,386	\$ 1,088,982	\$ 1,088,982	\$ 1,259,468	\$ 1,259,468
Plus Revenues:						
Interest / Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue Collections	\$ 638,562	\$ 824,939	\$ 819,486	\$ -	\$ 819,486	\$ 819,486
Total Revenues	\$ 638,562	\$ 824,939	\$ 819,486	\$ -	\$ 819,486	\$ 819,486
Less Expenditures:						
Capital Outlays						
Capital Outlays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Lease Payments	\$ -	\$ -	\$ 155,000	\$ -	\$ 155,000	\$ 155,000
Whitestown Connector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Payments						
LIT PS Bond Pledge	\$ -	\$ -	\$ 85,000	\$ -	\$ 85,000	\$ 85,000
Projected BAN Payment	\$ -	\$ 27,971	\$ -	\$ -	\$ -	\$ -
RDA Lease, Series 2015	\$ 523,000	\$ 172,000	\$ 349,000	\$ 174,000	\$ 350,000	\$ 346,000
RDA Lease, Series 2018	\$ -	\$ -	\$ -	\$ -	\$ 254,000	\$ 512,000
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ 64,372	\$ 60,000	\$ 10,232	\$ 60,000	\$ 60,000
Total Spending	\$ 523,000	\$ 264,343	\$ 649,000	\$ 184,232	\$ 904,000	\$ 1,158,000
Net Income	\$ 115,562	\$ 560,596	\$ 170,486	\$ (184,232)	\$ (84,514)	\$ (338,514)
Pass Through Calculation	122%	312%	126%	0%	91%	71%
Year End Fund Balance	\$ 528,386	\$ 1,088,982	\$ 1,259,468	\$ 904,750	\$ 1,174,954	\$ 920,954

Financial Update

Whitestown Redevelopment Commission

Anson South Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Taxing District 020						
<i>Anson South Original - Pay 2041</i>						
TIF Real AV	\$ (7,120)	\$ (7,440)	\$ (25,540)	\$ (25,540)	\$ (25,540)	\$ (25,540)
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ (7,120)	\$ (7,440)	\$ (25,540)	\$ (25,540)	\$ (25,540)	\$ (25,540)
Taxing District 021						
<i>Anson South Original - Pay 2041</i>						
TIF Real AV	\$ 26,974,284	\$ 33,499,417	\$ 38,182,409	\$ 38,182,409	\$ 38,182,409	\$ 38,182,409
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ 26,974,284	\$ 33,499,417	\$ 38,182,409	\$ 38,182,409	\$ 38,182,409	\$ 38,182,409
Total Captured Increment	\$ 26,967,164	\$ 33,491,977	\$ 38,156,869	\$ 38,156,869	\$ 38,156,869	\$ 38,156,869

Financial Update

Whitestown Redevelopment Commission

Anson South Economic Development Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ -	\$ 45,409	\$ 147,121	\$ 147,121	\$ 292,098	\$ 437,076
<u>Plus Revenues:</u>						
Interest / Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MVH Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue Collections	\$ 375,409	\$ 431,712	\$ 474,977	\$ -	\$ 474,977	\$ 474,977
Total Revenues	\$ 375,409	\$ 431,712	\$ 474,977	\$ -	\$ 474,977	\$ 474,977
<u>Less Expenditures:</u>						
Capital Outlays						
Capital Outlays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Payments						
RDA Lease, Series 2014	\$ 330,000	\$ 330,000	\$ 330,000	\$ -	\$ 330,000	\$ 330,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ 330,000	\$ 330,000	\$ 330,000	\$ -	\$ 330,000	\$ 330,000
Net Income	\$ 45,409	\$ 101,712	\$ 144,977	\$ -	\$ 144,977	\$ 144,977
Pass Through Calculation	114%	131%	144%	0%	144%	144%
Year End Fund Balance	\$ 45,409	\$ 147,121	\$ 292,098	\$ 147,121	\$ 437,076	\$ 582,053

Financial Update

Whitestown Redevelopment Commission

Fishback Creek (McCardwell) Economic Revitalization Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Taxing District 018						
<i>Fishback Creek (McCardwell) - Pay TBD</i>						
TIF Real AV	\$ 314,200	\$ 310,300	\$ 32,309	\$ 32,309	\$ 32,309	\$ 32,309
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ 219,940	\$ 217,210	\$ 22,616	\$ 22,616	\$ 22,616	\$ 22,616
Taxing District 019						
<i>Fishback Creek (McCardwell) - Pay TBD</i>						
TIF Real AV	\$ -	\$ 1,155	\$ 1,827,394	\$ 1,827,394	\$ 1,827,394	\$ 1,827,394
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pass through AV			\$ 548,218	\$ 548,218	\$ 548,218	\$ 548,218
Total TIF AV	\$ -	\$ 1,155	\$ 1,279,176	\$ 1,279,176	\$ 1,279,176	\$ 1,279,176
Total Captured Increment	\$ 219,940	\$ 218,365	\$ 1,301,792	\$ 1,301,792	\$ 1,301,792	\$ 1,301,792

Financial Update

Whitestown Redevelopment Commission

Fishback Creek (McCardwell) Economic Revitalization Area

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ -	\$ 3,172	\$ 9,402	\$ 9,402	\$ 37,914	\$ 37,914
Plus Revenues:						
Interest / Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue Collections	\$ 3,172	\$ 6,230	\$ 28,512	\$ -	\$ 28,512	\$ 28,512
Total Revenues	\$ 3,172	\$ 6,230	\$ 28,512	\$ -	\$ 28,512	\$ 28,512
Less Expenditures:						
Capital Outlays						
Name of Various Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ 3,172	\$ 6,230	\$ 28,512	\$ -	\$ 28,512	\$ 28,512
Pass Through Calculation	0%	0%	0%	0%	0%	0%
Equals: Year End Fund Balance	\$ 3,172	\$ 9,402	\$ 37,914	\$ 9,402	\$ 66,426	\$ 66,426

Note: The Fishback Creek Expansion also known as McCardwell receives increment at a 70% RDC capture and 30% pass through rate.

Financial Update

Whitestown Redevelopment Commission

Legacy Core Redevelopment Area #1

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Taxing District 019						
<i>Legacy Core Original - Pay TBD</i>						
TIF Real AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Personal AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TIF AV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Captured Increment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Update

Whitestown Redevelopment Commission

Legacy Core Redevelopment Area #1

	2017 Actual	2018 Actual	2019 Projected	as of 3/31/2019	2020 Projected	2021 Projected
Beginning Cash Balance	\$ -	\$ -	\$ 5	\$ 5	\$ 5	\$ 5
<u>Plus Revenues:</u>						
Interest / Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Revenue Collections	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -
<u>Less Expenditures:</u>						
Capital Outlays						
Capital Outlays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Payments						
Trustee Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Services & Charges						
Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Spending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -
Pass Through Calculation	0%	0%	0%	0%	0%	0%
Year End Fund Balance	\$ -	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5

Indebtedness

Whitestown Redevelopment Commission
Fund Financial Summary

	Fund Number	2019 Beginning	Revenues	Capital Outlays	Debt Payments	Other Services & Charges	Current Balance
INDOT	656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fund Number	2019 Beginning	Revenues	Capital Outlays	Debt Payments	Other Services & Charges	Current Balance
GreenParke	657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fund Number	2019 Beginning	Revenues	Capital Outlays	Debt Payments	Other Services & Charges	Current Balance
Maurer Commons	659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note: These funds will receive an individual financial page once there is activity in the account

Indebtedness

**Whitestown Redevelopment Commission
Debt Overview**

	Final Maturity Date	Outstanding Debt as of 1/1/2019	Amount to be Paid on Obligation in 2019
Perry Industrial Allocation Area:			
RDA Lease Rental Multipurpose Revenue Bonds, Series 2016	8/1/2034	\$ 22,705,000	\$ 1,814,000

Maple Grove Allocation Area:			
RDA Lease Rental Revenue Bonds, Series 2015	8/1/2035	\$ 4,400,000	\$ 349,000
RDA Lease Rental Revenue Bonds, Series 2018	7/15/2038	\$ 6,310,000	\$ -

Anson South Allocation Area:			
RDA Lease Rental Bonds, Series 2014	7/15/2034	\$ 3,906,000	\$ 330,000

Fishback Creek Allocation Area:			
No current debt outstanding			

INDOT Allocation Area:			
No current debt outstanding			

GreenParke Allocation Area:			
No current debt outstanding			

Maurer Commons Allocation Area:			
No current debt outstanding			

Legacy Core Allocation Area:			
No current debt outstanding			

	Fund Number	2019 Beginning	Transfers In	Interest Earned	Transfers Out	Current Balance
Maple Grove BAN	651	\$ 2,566	\$ -	\$ -	\$ -	\$ 2,566

Current Balance in Maple Grove Project Fund