

MEDC Cash Flow Worksheet FY2017-2018

COMMENTS

		<u>FY2017-18</u>	<u>FY2018-19</u>	<u>FY2019-20</u>	<u>FY2020-21</u>	<u>FY2021-22</u>	<u>FY2022-23</u>	<u>FY2024-25</u>	<u>FY2025-26</u>	<u>FY2026-2027</u>	<u>FY2027-2028</u>	<u>FY2028-2029</u>
Beginning Cash Balance	PERIOD ENDING SEPTEMBER 30, 2017	\$1,921,484	\$5,199,568	\$2,473,729	\$444,414	\$1,221,370	\$2,539,280	\$4,572,494	\$6,961,076	\$9,494,711	\$12,174,094	
Annual Revenue (3% annual increase)		<u>\$5,639,815</u>	<u>\$5,809,009</u>	<u>\$5,983,280</u>	<u>\$6,162,778</u>	<u>\$6,347,661</u>	<u>\$6,538,091</u>	<u>\$6,734,234</u>	<u>\$6,936,261</u>	<u>\$7,144,349</u>	<u>\$7,358,679</u>	
SALE OF MEDC OWNED LAND @appraisal	12 ACRES, 8 ACRES, KIMBALL, MIBP	\$189,000										
WATER SEWER FUND TRANSFER FOR MIBP			\$2,000,000									
MIBP BOND PROCEEDS		\$6,000,000										
Total Cash Available		\$13,750,299	\$13,008,577	\$8,457,008	\$6,607,192	\$7,569,031	\$9,077,371	\$11,306,728	\$13,897,337	\$16,639,059	\$19,532,774	
Operations (4% annual increase)		\$1,127,309	\$1,172,401	\$1,219,297	\$1,268,069	\$1,318,792	\$1,371,544	\$1,426,406	\$1,483,462	\$1,542,800	\$1,604,512	
Debt Service	Heritage Pwy	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	\$1,202,454	
Debt Service	Regency Broad, Geyer Morris	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	\$998,586	
Debt Service	MIBP	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	\$465,000	

Outstanding Project Commitments:

Mansfield International Business Park	Purchased 155 acres 05-15-2017	\$560,000	\$4,950,000	\$2,490,000								\$8,000,000
NT Window	Heritage turn lane	\$45,814										\$45,814
Leon Capital	Approved - under construction	\$200,000	\$150,000									
UAC	Approved - under construction	\$150,000	\$150,000									
UTEX	Approved - in progress		\$150,000	\$100,000	\$100,000							
Midwest Fastener	Construction completed	\$250,000										\$250,000
Heritage Baptist parking lease	Approved - in progress	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000		\$117,000
106 and 200 E. Kimball	Property purchased in FY 2016. \$425,000 approved for purchase (\$388,476) and minor repairs	\$36,523										\$36,523
AM-C Warehouse	Approved - in progress	\$850,000	\$250,000	\$250,000	\$250,000	\$150,000	\$100,000					\$1,850,000
Southern Champion Tray	Approved - under construction	\$390,000	\$130,000	\$130,000	\$130,000	\$130,000						\$910,000
John T. Evans retail project	Approved - under construction	\$61,400	\$76,800	\$76,800								\$215,000
American National Bank office building	PAID DECEMBER 22, 2017	\$72,000										\$72,000
Chuck Crook design sewer	sewer	\$9,233										
Mansfield Marketplace (Sprouts)	April 1, 2015 - Paid as space is leased at \$5.46 per sq. ft. agreement will expire in 2019	\$27,600	\$27,600									\$55,200
Mouser Expansion	Phase I completed by December 31, 2015 for 1st payment	\$325,000										\$325,000
Cam Tech / PCX	Paid FY17	\$0	\$50,000	\$50,000								\$100,000
Peyco	Fire suppression Sentry + extra \$150k requested 10/3/2017	\$100,000										\$100,000
Hoffman Cabinets	In Progress			\$60,250								\$60,250
Hightower Salons	Under construction	\$50,000										\$50,000
Bway Expansion		\$220,000										
Antler Drive Construction*	In Progress	\$366,005										\$366,005
Mouser Way Construction	In Progress	\$129,359										\$129,359
Klein Tools IncentivePayment	Every December until 2021	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000						\$2,500,000
Klein Tools Infrastructure*	Most of this will be used up in the Antler/AM-C drainage and sewer work	\$160,049										\$160,049
Klein Tools home buyer incentive	\$53,784 balance 05/31/2017		\$10,757	\$10,757	\$10,757	\$10,757	\$10,757					\$53,785
Klein Tools Impact Fees*	Various amounts / dates as facilities are completed			\$207,500	\$207,500		\$103,500					\$518,500
Drainage for Shops at Broad	Reimbursement to General Fund - Under construction	\$241,400	\$238,250	\$238,950	\$240,456	\$241,162	\$240,037	\$240,206	\$240,125	\$243,125	\$240,750	\$238,125
Total Outstanding Project Commitments		\$4,757,383	\$6,696,407	\$4,127,257	\$1,451,713	\$1,044,919	\$467,294	\$253,206	\$253,125	\$256,125	\$240,750	
Total Expenditures		\$8,550,732	\$10,534,848	\$8,012,594	\$5,385,822	\$5,029,751	\$4,504,878	\$4,345,652	\$4,402,627	\$4,464,965	\$4,511,302	
Ending Cash Balance		\$5,199,568	\$2,473,729	\$444,414	\$1,221,370	\$2,539,280	\$4,572,494	\$6,961,076	\$9,494,711	\$12,174,094	\$15,021,471	

Compatibility Report for Cash Flow update 10-14-13.xls
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