

# PROJECTED TAX INCREMENT CASH FLOW

## South Beach Redevelopment Area, 1986-2017

Fiscal Year	Total Taxable Value	Total Tax Increment	Increase/ (Decrease)	Adjusted Increment	Projected Cash Flow
1986 Base Year	\$6,518,754				
1988 Actual	\$10,718,754	\$4,200,000	\$4,200,000	\$3,990,000	\$77,692
1989 Actual	\$9,123,054	\$2,604,300	-\$1,595,700	\$2,474,085	\$61,349
1990 Actual	\$13,863,614	\$7,344,860	\$4,740,560	\$6,977,617	\$99,613
1991 Actual	\$19,101,005	\$12,582,251	\$5,237,391	\$11,953,138	\$186,623
1992 Actual	\$34,460,705	\$27,941,951	\$15,359,700	\$26,544,853	\$384,780
1993 Actual	\$43,127,427	\$36,608,673	\$8,666,722	\$34,778,239	\$513,753
1994 Actual	\$45,581,900	\$39,063,146	\$2,454,473	\$37,109,989	\$509,083
1995 Actual	\$48,625,605	\$42,106,851	\$3,043,705	\$40,001,508	\$533,200
1996 Actual	\$53,966,470	\$47,447,716	\$5,340,865	\$45,075,330	\$574,079
1997 Actual	\$72,233,449	\$65,714,695	\$18,266,979	\$62,428,960	\$791,162
1998 Actual	\$74,717,079	\$68,198,325	\$2,483,630	\$64,788,409	\$812,751
1999 Actual	\$83,088,383	\$76,569,629	\$8,371,304	\$72,741,148	\$903,191
2000 Actual	\$97,977,468	\$91,458,714	\$14,889,085	\$86,885,778	\$1,065,063
2001 Actual	\$122,133,341	\$115,614,587	\$24,155,873	\$109,833,858	\$1,318,378
2002 Actual	\$133,383,491	\$126,864,737	\$11,250,150	\$120,521,500	\$1,420,093
2003 Actual	\$144,910,247	\$138,391,493	\$11,526,756	\$131,471,918	\$1,521,314
2004 Actual	\$160,456,225	\$153,937,471	\$15,545,978	\$146,240,597	\$1,640,264
2005 Actual	\$180,906,085	\$174,387,331	\$20,449,860	\$165,667,964	\$1,707,092
2006 Actual	\$226,252,583	\$219,733,829	\$45,346,498	\$208,747,138	\$2,143,082
2007 Actual	\$252,386,457	\$245,867,703	\$26,133,874	\$233,574,318	\$2,395,631
2008 Actual	\$292,371,014	\$285,852,260	\$39,984,557	\$271,559,647	\$2,403,021
2009 Actual	\$320,100,854	\$313,582,100	\$27,729,840	\$297,902,995	\$2,647,583
2010 Actual	\$316,526,127	\$310,007,373	\$24,155,113	\$294,507,004	\$2,728,902
<b>2011 Actual</b>	<b>\$269,402,208</b>	<b>\$262,883,454</b>	<b>-\$47,123,919</b>	<b>\$249,739,281</b>	<b>\$2,706,999</b>
2012 Projected	\$272,096,230	\$265,577,476	\$2,694,022	\$252,298,602	\$2,734,069
2013 Projected	\$274,817,192	\$268,298,438	\$2,720,962	\$254,883,516	\$2,761,410
2014 Projected	\$277,565,364	\$271,046,610	\$2,748,172	\$257,494,280	\$2,789,024
2015 Projected	\$280,341,018	\$273,822,264	\$2,775,654	\$260,131,151	\$2,816,914
2016 Projected	\$283,144,428	\$276,625,674	\$2,803,410	\$262,794,390	\$2,845,083
2017 Projected	\$285,975,872	\$279,457,118	\$2,831,444	\$265,484,262	\$2,873,534
Cumulative Actual TIF Revenue (1988-2011) =					\$29,144,698
General Assumptions: Anticipated TIF Revenue (2012-2018) =					\$16,820,034

1. Property values will increase by 1% from 2011-2016.