

2705 ES - Eastside
Unaudited Flow of Funds Comparison (Cash Basis)
For the period ending December 31, 2025

	June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025	December 31, 2025
SOURCES OF FUNDS					
Tax Increment Revenue	\$ 26,065,588	\$ 29,366,509	\$ 33,632,418	\$ 35,845,246	36,882,512
Total Tax Increment	\$ 26,065,588	\$ 29,366,509	\$ 33,632,418	\$ 35,845,246	\$ 36,882,512
Interest Earnings	\$ 278,389	\$ 2,695,048	\$ 3,720,523	\$ 4,297,440	\$ 1,937,370
Miscellaneous Revenue	167,254	177,318	33,224,745	-	-
Unrealized Gain or Loss on Investment	111,634	252,329	105,688	-	-
Total Sources of Funds	\$ 26,622,864	\$ 32,491,204	\$ 70,683,375	\$ 40,142,686	\$ 38,819,882
USES OF FUNDS					
Redevelopment Expenses	\$ 9,697,822	\$ 43,553,078	\$ 31,413,234	\$ 12,480,757	\$ 10,987,251
Consulting & Professional Services	91,642	132,496	61,358	64,926	387,544
Payments to Other Governments	737,288	635,653	1,087,319	1,521,620	1,341,086
Pilot Payments	39,006,264	15,871,080	17,215,034	19,718,786	-
Limited Obligation Bonds Principal	-	-	1,658	4,005,000	5,335,000
Limited Obligation Bonds Interest	-	250	510,015	927,300	814,760
Agent Fees	500	250	-	500	2,406
Bank Charges	5,057	21,537	32,659	26,425	-
Issuance Cost	-	-	239,126	-	-
Total Uses of Funds	\$ 49,538,574	\$ 60,214,345	\$ 50,560,402	\$ 38,745,314	\$ 18,868,046
Sources (Uses) Balance	\$ (22,915,710)	\$ (27,723,141)	\$ 20,122,973	\$ 1,397,373	\$ 19,951,837

2705 ES - Eastside
Unaudited Fund Balance Sheet (Cash Basis)
As of December 31, 2025

	June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025	December 31, 2025
ASSETS					
Restricted Cash: Tax Increment					
Tax Increment Fund	\$ 6,508,735	\$ 14,603,664	\$ 7,343,029	\$ 4,567,898	\$ 23,797,777
Tax Increment Fund: Investment Fund	123,325,331	52,778,185	69,889,283	73,241,314	74,788,281
Total Restricted Cash: Tax Increment	\$ 129,834,066	\$ 67,381,849	\$ 77,232,311	\$ 77,809,211	\$ 98,586,058
Investment Account	\$ 10,005,957	\$ 4,979,502	-	-	-
Restricted Cash: Project Funds	490	490	490	490	490
Cash: 2024 Project Fund 2 Peachtree	-	-	11,879,877	12,419,993	12,659,187
Cash: Series 2024 DSR	-	-	3,311,022	3,340,426	3,372,841
Cash: Series 2024 Bond Fund	-	-	-	181	349
Transfer Receivable Lan Assemblage	854,802	854,802	854,802	854,802	854,802
Due from Other Governments	67,939	67,939	67,939	67,939	67,939
Total Assets	\$ 140,763,253	\$ 73,284,581	\$ 93,346,442	\$ 94,493,042	\$ 115,541,665
LIABILITIES & FUND BALANCE					
Liabilities					
Due to City Cash Pool	\$ 39,402,875	\$ 143,397	\$ 123,633	-	-
Accounts Payable	971,771	475,718	434,369	307,230	1,404,017
Total Liabilities	\$ 40,374,645	\$ 619,115	\$ 558,002	\$ 307,230	\$ 1,404,017
Beginning Fund Balance	\$ 123,304,317	\$ 100,388,607	\$ 72,665,467	\$ 92,788,440	\$ 94,185,812
Net Change in Fund Balance	(22,915,710)	(27,723,141)	20,122,973	1,397,373	19,951,837
Ending Fund Balance	\$ 100,388,607	\$ 72,665,467	\$ 92,788,439	\$ 94,185,813	\$ 114,137,648
Total Liabilities & Fund Balance	\$ 140,763,253	\$ 73,284,581	\$ 93,346,441	\$ 94,493,044	\$ 115,541,665