

	Assumptions		FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
				REVAL YR					
TIF District #1 Rt.1N	exp 3/31/2026	\$932,386	42,493,400	42,057,700	42,057,700	Could be Extended or 20 years if Transit TIF - 75% used for Affordable			
TIF District #2 Rt.1S	exp 3/31/2035	\$244,788	11,099,740	11,058,950	11,058,950	11,058,950	11,058,950	11,058,950	11,058,950
TIF District #3 Rt.1S	exp 3/31/2038	\$780,571	37,268,620	32,644,300	32,644,300	32,644,300	32,644,300	32,644,300	32,644,300
TIF District #4 Rt.100	exp 3/31/2038	\$251,859	11,446,660	11,189,450	11,189,450	11,189,450	11,189,450	11,189,450	11,189,450
TIF District #5 Rt.100	exp 3/31/2038	\$279,121	13,215,120	11,889,900	11,889,900	11,889,900	11,889,900	11,889,900	11,889,900
TIF District #6 Gas lines	exp 6/30/2045	\$181,723	8,204,200	7,265,304	7,265,305	7,265,306	7,265,307	7,265,308	7,265,309
TIF District #7 Gas lines	exp 6/30/2045	\$156,368	7,059,500	7,268,800	7,268,800	7,268,800	7,268,800	7,268,800	7,268,800
TIF District #8 OCN VW	exp 3/31/2048	\$244,373	14,198,650	23,000,000	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
		\$3,071,189	144,985,890	146,374,404	148,374,405	106,316,706	106,316,707	106,316,708	106,316,709
				REVAL YR					
			144,985,890	146,374,404	148,374,405	106,316,706	106,316,707	106,316,708	106,316,709
						71.65%			
Actual Captured Values			144,985,890	146,374,404	148,374,405	106,316,706	106,316,707	106,316,708	106,316,709
Total Estimated TIF Values			144,985,890	146,374,404	148,374,405	106,316,706	106,316,707	106,316,708	106,316,709
Mil rate incr per year	3.00%		\$23.25	\$23.95	\$24.67	\$25.41	\$26.17	\$26.95	\$27.76
Revenues			\$3,370,922	\$3,505,301	\$3,659,792	\$2,701,072	\$2,782,104	\$2,865,567	\$2,951,534
						958,720			
				REVAL YR					
Economic Development									
Pay & Benefits	+ 3.5% /yr		1,031,067	1,067,154	1,104,505	1,143,162	1,183,173	1,224,584	1,267,444
Pay & Benefits returned to GF						(324,037)	(335,378)	(347,116)	(359,265)
Pay & Benefits			1,031,067	1,067,154	1,104,505	819,125	847,795	877,468	908,179
General Expenses	+ 3% /yr		16,994	17,504	18,029	18,570	19,127	19,701	20,292
Contracted Services	+ 3% /yr		-	-	-	-	-	-	-
Kinney Land Lease			8,018	8,299	8,590	8,590	8,590	8,590	8,590
			\$1,211,839	1,092,957	1,131,124	846,285	875,512	905,758	937,061
			From Finance						
Bond Principal & Interest payments									
			648,928						
			119,660						
			768,588	762,216	587,431	597,140	483,930	485,214	194,109
Credit Enhancement Reba	CEA Expires	\$23.25		REVAL YR					
Total CEA - Distrit #1		\$52,350	\$52,350	53,920	55,538	\$0	\$0	\$0	\$0
Total CEA- District # 2		\$52,115	\$52,115	15,000	15,450	15,913	16,390	16,882	17,389
Total CEA - District #3		\$162,979	\$162,979	\$135,381	\$102,362	\$105,433	\$108,596	\$111,854	\$115,210
Total CEA District #4		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total CEA - District # 5		\$33,631	\$33,631	34,640	35,679	36,750	37,852	38,988	40,157
Total CEA - District # 6		\$0	-	\$0	\$0	\$0	\$0	\$0	\$0
Total CEA - District # 7		\$0	-	\$0	\$0	\$0	\$0	\$0	\$0
Total CEA - District # 8		\$0	-	\$0	\$0	\$0	\$0	\$0	\$0
Credit Enhancement Rebates		\$301,075	\$301,075	\$238,941	\$209,029	\$158,096	\$162,839	\$167,724	\$172,756
Capital Expenses									
Available for TIF eligible projects									
Paving Plan/CIP			593,423	500,000	500,000	500,000	500,000	500,000	500,000
WC Water									
Tower - Public Safety - \$3M			240,000	240,000	240,000	240,000	240,000	240,000	240,000
Rte 100 Round-a-bout- \$2M @ \$80k/M				160,000	160,000	160,000	160,000	160,000	160,000
Bond Payment (2 FD Veh @ \$800k/ea)									
Summit Expenses (Cap Outlay)			20,000	20,000					
Water Bruce Hill Road for WC Business - \$5 M									
Tuttle Road Bridge Sidewalk \$780k									
Blanchard Rd - sidewalk and drainage to Sweetsers - \$500k									
Range Rd- Complete and water loop- \$2M									
Transit - Bus& Train - \$150k annual + \$100k for platform									
Fire Trucks- Tif #8 - \$1 M									
RT 1 - Skyview Drive Access & Turn Lane			600,000						
Housing Director - PT									
			-	1,453,423	920,000	900,000	900,000	900,000	900,000
				REVAL YR					
Total Expenses			\$3,734,925	\$3,014,114	\$2,827,583	\$2,501,521	\$2,422,280	\$2,458,696	\$2,203,925
Beginning Fund Balance			(1,441,713)	(1,805,716)	(1,314,529)	(482,320)	(282,770)	77,055	483,926
Ending TIF Fund Balance			(\$1,805,716)	(\$1,314,529)	(\$482,320)	(\$282,770)	\$77,055	\$483,926	\$1,231,535

TIF Fund Balance Projections

Revenues Bond Payments CEA Payments Economic Development Capital Expenses Ending Fund Balance

