

PER FTE SPENDING AND REVENUE

|                                      | Ridgeland |                 |          | Hardeeville |                 |          | Jasper   |                 |          | Bluffton |                 |          |
|--------------------------------------|-----------|-----------------|----------|-------------|-----------------|----------|----------|-----------------|----------|----------|-----------------|----------|
|                                      | Gross     | Direct Revenues | Net      | Gross       | Direct Revenues | Net      | Gross    | Direct Revenues | Net      | Gross    | Direct Revenues | Net      |
| <b>Spending</b>                      |           |                 |          |             |                 |          |          |                 |          |          |                 |          |
| General government                   | \$ 271    | \$ -            | \$ 271   | \$ 1,018    | \$ (251)        | \$ 767   | \$ 298   | \$ (53)         | \$ 244   | \$ 198   | \$ (263)        | \$ (65)  |
| Public safety                        | 451       | (88)            | 363      | 815         | (96)            | 719      | 590      | (222)           | 369      | 413      | (84)            | 329      |
| Housing, planning and development    | 82        | (0)             | 82       | 155         | (433)           | (278)    | 301      | (81)            | 220      | 124      | (12)            | 112      |
| Tourism, culture, and recreation     | 9         | (24)            | (16)     | 131         | (23)            | 108      | 46       | (1)             | 45       | 48       | (5)             | 43       |
| Subtotal Operating                   | \$ 813    | \$ (113)        | \$ 701   | \$ 2,120    | \$ (804)        | \$ 1,317 | \$ 1,235 | \$ (357)        | \$ 878   | \$ 783   | \$ (364)        | \$ 419   |
| Capital (Depr) and interest          | 94        | -               | 94       | 233         | -               | 233      | 118      | -               | 118      | 59       | -               | 59       |
| Total Spending                       | \$ 907    | \$ (113)        | \$ 795   | \$ 2,353    | \$ (804)        | \$ 1,549 | \$ 1,353 | \$ (357)        | \$ 996   | \$ 842   | \$ (364)        | \$ 477   |
| <b>General Revenues</b>              |           |                 |          |             |                 |          |          |                 |          |          |                 |          |
|                                      |           | Share of Total  |          |             | Share of Total  |          |          | Share of Total  |          |          | Share of Total  |          |
| Property taxes                       |           | 21%             | \$ 197   |             | 52%             | \$ 806   |          | 67%             | \$ 857   |          | 73%             | \$ 511   |
| Local option sales taxes             |           | 19%             | 177      |             | 13%             | 197      |          | 12%             | 159      |          | 0%              | -        |
| Local option special purpose taxes   |           | 0%              | -        |             | 0%              | -        |          | 12%             | 149      |          | 0%              | -        |
| Accommodations and hospitality taxes |           | 10%             | 90       |             | 8%              | 128      |          | 2%              | 30       |          | 21%             | 145      |
| Utility transfer or Franchise fees   |           | 8%              | 72       |             | 6%              | 90       |          | 0%              | 1        |          | 0%              | -        |
| Business licenses fees               |           | 18%             | 165      |             | 0%              | -        |          | 0%              | -        |          | 0%              | -        |
| All other taxes and fees             |           | 25%             | 238      |             | 21%             | 316      |          | 7%              | 89       |          | 6%              | 43       |
| Total Revenues                       |           |                 | \$ 937   |             |                 | \$ 1,537 |          |                 | \$ 1,285 |          |                 | \$ 699   |
| Net Fiscal deficit/(surplus)         |           |                 | \$ (143) |             |                 | \$ 12    |          |                 | \$ (289) |          |                 | \$ (222) |
| Capital Assets (2024 dollars)        |           |                 | \$ 4,180 |             |                 | \$ 7,487 |          |                 | \$ 3,914 |          |                 | \$ 4,628 |

| Town of Ridgeland (2023) CAFR |  |              |                |                 |
|-------------------------------|--|--------------|----------------|-----------------|
| 1                             | Total Household Population (2023)      | 3,810        |                |                 |
| 2                             | FTE factor                             | 1.57         |                |                 |
| 3                             | FTE Population (Population/Employment) | 5,965        |                |                 |
| 4                             | Area (sq mi)                           | 48.8         |                |                 |
| 5                             | Density (pop/sq mi)                    | 122          |                |                 |
| 6                             | Taxable values (000's)                 |              |                |                 |
|                               |  | <b>Value</b> | <b>Per Cap</b> | <b>Per Acre</b> |
| 7                             | Just value (real, personal, rail)      | \$ 351,232   | \$ 58,883      | \$ 11,244       |
| 8                             | Assessed value caps and Exemptions     | (341,457)    | (57,244)       | (10,931)        |
| 9                             | Total Property Value                   | \$ 9,775     | \$ 1,639       | \$ 313          |

--Needs update for Ridgeland

Per Cap Method 1 1=FTE 2=Pop

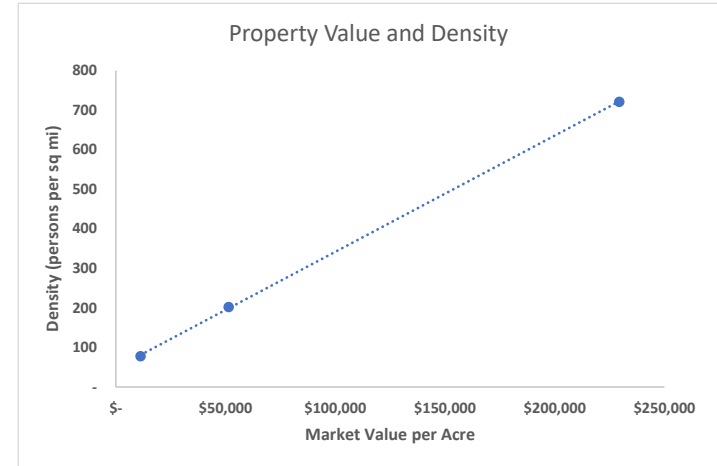
| Line | Program Expenses  |              |                | Program Revenues     |                                    |                                  | FTE Per Capita        |                |                    |                           |            |            |
|------|---|--------------|----------------|----------------------|------------------------------------|----------------------------------|-----------------------|----------------|--------------------|---------------------------|------------|------------|
|      | Operating Expenses  | Capital      | Gross Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Net (Expense)/Revenue | Gross Expenses | Operating Expenses | Net (Expense)/Revenue (1) | Average HH |            |
| 13   | <b>Primary government:</b>  |              |                |                      |                                    |                                  |                       |                |                    |                           |            |            |
| 14   | Governmental activities:  |              |                |                      |                                    |                                  |                       |                |                    |                           |            |            |
| 15   | Town Operations   | \$ 137,576   | \$ 29,700      | \$ 167,276           | \$ -                               | \$ -                             | \$ -                  | \$ (167,276)   | \$ (28)            | \$ (23)                   | \$ (23)    | \$ (81)    |
| 16   | Townhall  | 1,082,704    | -              | 1,082,704            | -                                  | -                                | -                     | (1,082,704)    | (182)              | (182)                     | (182)      | (635)      |
| 17   | General Services  | 398,286      | 36,743         | 435,029              | -                                  | -                                | -                     | (435,029)      | (73)               | (67)                      | (67)       | (233)      |
| 18   | Police Department   | 1,279,922    | 191,378        | 1,471,300            | -                                  | 2,000                            | -                     | (1,469,300)    | (247)              | (215)                     | (214)      | (749)      |
| 19   | Fire Department   | 1,095,291    | 88,063         | 1,183,354            | 13,289                             | -                                | -                     | (1,170,065)    | (198)              | (184)                     | (181)      | (634)      |
| 20   | Judicial Department   | 315,562      | -              | 315,562              | 507,970                            | -                                | -                     | 192,408        | (53)               | (53)                      | 32         | 113        |
| 21   | Planning and Zonning  | 490,207      | -              | 490,207              | 2,150                              | -                                | -                     | (488,057)      | (82)               | (82)                      | (82)       | (286)      |
| 22   | Tourism   | 52,898       | 187,214        | 240,112              | 145,767                            | -                                | -                     | (94,345)       | (40)               | (9)                       | 16         | 54         |
| 23   | Interest on long-term debt  | -            | 25,910         | 25,910               | -                                  | -                                | -                     | (25,910)       | (4)                | -                         | -          | -          |
| 24   | Unallocated depreciation expense                                      | -            | -              | -                    | -                                  | -                                | -                     | -              | -                  | -                         | -          | -          |
| 25   | Total governmental activities   | \$ 4,852,446 | \$ 559,008     | \$ 5,411,454         | \$ 669,176                         | \$ 2,000                         | \$ -                  | \$ (4,740,278) | \$ (907)           | \$ (813)                  | \$ (701)   | \$ (2,451) |
| 26   | Taxes:  |              |                |                      |                                    |                                  |                       |                |                    |                           |            |            |
| 27   | Property and vehicle  |              |                |                      |                                    |                                  | \$ 1,172,894          |                |                    | \$ 197                    | \$ 1,316   |            |
| 28   | Local option sales tax  |              |                |                      |                                    |                                  | 1,057,029             |                |                    | 177                       | 620        |            |
| 29   | Hospitality   |              |                |                      |                                    |                                  | 435,818               |                |                    | 73                        | 255        |            |
| 30   | Accommodations  |              |                |                      |                                    |                                  | 98,815                |                |                    | 17                        | 58         |            |
| 31   | Business license fees   |              |                |                      |                                    |                                  | 982,360               |                |                    | 165                       | 576        |            |
| 32   | Grants and contributions not restricted                               |              |                |                      |                                    |                                  | 940,430               |                |                    | 158                       | 551        |            |
| 33   | Other tax   |              |                |                      |                                    |                                  | -                     |                |                    | -                         | -          |            |
| 34   | Intergovernmental (State shared)                                      |              |                |                      |                                    |                                  | 301,004               |                |                    | 50                        | 176        |            |
| 35   | Earnings on investments   |              |                |                      |                                    |                                  | 3,264                 |                |                    | 1                         | 2          |            |
| 36   | Gain/(loss) on sale of capital assets                                 |              |                |                      |                                    |                                  | 28,159                |                |                    | 5                         | 17         |            |
| 37   | Miscellaneous   |              |                |                      |                                    |                                  | 144,344               |                |                    | 24                        | 85         |            |
| 38   | Transfer from/(to) Business-type activities                           |              |                |                      |                                    |                                  | 427,013               |                |                    | 72                        | 250        |            |
| 39   | Total General Revenues  |              |                |                      |                                    |                                  | \$ 5,591,130          |                |                    | \$ 937                    | 3,906      |            |
| 40   | Net Operating surplus/(deficit)                                       |              |                |                      |                                    |                                  |                       |                |                    |                           | 236        | 1,455      |
| 41   | Annualized capital requirements (depreciation and long-term interest) |              |                |                      |                                    |                                  | \$ (559,008)          |                | Per Cap (94)       | Capital 1                 | (94)       | (328)      |
| 42   | Net revenue/(expense)   |              |                |                      |                                    |                                  |                       |                |                    | \$ 143                    | \$ 1,127   |            |

Total net revenue/(expense) \$ 850,852  
 plus Capital Contributions excluded from analysis -  
 Reported Change in Net Position \$ 850,852 <--Check against

| Line | Assets At Cost                       |              |             |                    |               |
|------|--------------------------------------|--------------|-------------|--------------------|---------------|
|      | Net                                  | Dep          | Gross       | 2024 Dollars       |               |
| 49   | <b>Capital Assets:</b>               |              |             |                    |               |
| 50   | Land, including right-of-way         | \$ 1,270,665 | \$ -        | \$ 1,270,665       | \$ 2,541,330  |
| 51   | Other assets (not being depreciated) | -            | -           | -                  | -             |
| 52   | Construction in progress             | 78,768       | -           | 78,768             | 78,768        |
| 53   | Infrastructure                       | 5,556,492    | (5,650,836) | 11,207,328         | 22,392,000    |
| 54   | Total Net Capital Assets             | 6,905,925    | (5,650,836) | 12,556,761         | \$ 25,012,098 |
| 55   | Capital Assets per capita            | \$ 1,145     | \$ (947)    | \$ 2,092           | \$ 4,180      |
| 56   |                                      |              |             | \$ (254) = Payment |               |

**MARKET SUMMARY**

|                                  | <b>Ridgeland</b>    | <b>Hardeville</b> | <b>Bluffton</b> |
|----------------------------------|---------------------|-------------------|-----------------|
| Land Area                        | 48.8                | 56.8              | 52.1            |
| Population                       | 3,810               | 11,500            | 37,600          |
| Employment                       | 3,570               | 2,860             | 12,200          |
| FTE                              | 5,965               | 11,496            | 44,432          |
| Ratio FTE/Population             | 157%                | 100%              | 118%            |
| Households                       | 1,090               | 5,864             | 13,672          |
| Density (population/sq mi)       | <b>78</b>           | <b>202</b>        | <b>721</b>      |
| Total Market Value per acre      | \$ 11,240           | \$ 51,370         | \$ 229,410      |
| Total Assessment Ratio           | 2.8%                | 4.0%              | 4.5%            |
| Total Assessed Property Value    | <b>\$ 9,775,330</b> | \$ 87,574,073     | \$ 347,568,332  |
| Assessed value per capita        | <b>2,566</b>        | 7,615             | 9,244           |
| Assessed value per household     | 8,971               | 14,934            | 25,421          |
| Assessed Values (developed):     |                     |                   |                 |
| Single-family                    | 44%                 | 77%               |                 |
| Commercial                       | 44%                 | 8%                |                 |
| Total                            | 89%                 | 85%               |                 |
| Government balance (per capita): |                     |                   |                 |
| General revenues                 | \$ 1,467            | \$ 1,537          | \$ 826          |
| Direct (charges for services)    | 176                 | 803               | 499             |
| Total revenues                   | 1,644               | 2,340             | 1,325           |
| Operating spending               | 1,274               | 2,119             | 926             |
| P&I                              | 147                 | 233               | 69              |
| Total Spending                   | \$ 1,420            | \$ 2,352          | \$ 995          |
| Net Surplus/(deficit)            | 223                 | (12)              | 330             |



| LINE |  |              |              |              | 2024    | 2025    | 2026    | 2027    | 2028    | 2029    |
|------|--|--------------|--------------|--------------|---------|---------|---------|---------|---------|---------|
|      | Calendar Year-->                           |              |              |              | -1      | 0       | 1       | 2       | 3       | 4       |
| 8    | <b>COMPOUND ANNUAL GROWTH RATES (CAGR)</b> |              |              |              |         |         |         |         |         |         |
|      |  | <b>INPUT</b> | <b>ALT 1</b> | <b>ALT 2</b> |         |         |         |         |         |         |
| 9    | General Revenues                           | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 10   | General Costs                              | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 11   | County Marginal Costs                      | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 12   | City Marginal Costs                        | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 13   | Property Value - Vacant Land               | 0.00%        | Cycle        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 14   | Property Value - Residential               | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 15   | Property Value - Commercial                | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 16   | Household Income                           | 0.00%        | 0.00%        | 0.00%        | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   | 1.000   |
| 17   | <b>UNIT MARKET VALUE RATES</b>             |              |              |              |         |         |         |         |         |         |
|      |  | <b>CAGR</b>  |              |              |         |         |         |         |         |         |
| 18   | UNIMPROVED LAND VALUE                      | \$ 5,500     | per acre     |              | 5,500   | 5,500   | 5,500   | 5,500   | 5,500   | 5,500   |
| 19   | Singel-family Residential                  |              |              |              |         |         |         |         |         |         |
| 20   | Land and improvement Value                 | \$ 325,000   | per unit     |              | 325,000 | 325,000 | 325,000 | 325,000 | 325,000 | 325,000 |
| 21   | Construction costs                         | \$ 211,250   | per unit     | 65%          | 211,250 | 211,250 | 211,250 | 211,250 | 211,250 | 211,250 |
| 22   | Retail (Commercial)                        |              |              |              |         |         |         |         |         |         |
| 23   | Land and improvement Value                 | 175.00       | per sq ft    |              | 175.00  | 175.00  | 175.00  | 175.00  | 175.00  | 175.00  |
| 24   | Construction costs                         | 113.75       | per sq ft    | 65%          | 113.75  | 113.75  | 113.75  | 113.75  | 113.75  | 113.75  |
| 25   | <b>LAND IN INVENTORY (ACRES)</b>           |              |              |              |         |         |         |         |         |         |
| 26   | Land in transition (vacant)                |              |              |              | 810.80  | 810.80  | 810.80  | 758.60  | 706.40  | 654.20  |
| 27   | Net Developed                              |              |              |              |         |         |         |         |         |         |
| 28   | Single-family                              | 5.75         | du/acre      | 521.70       |         |         |         | 34.80   | 34.80   | 34.80   |
| 29   | Retail                                     | 0.300        | FAR          | 18.80        |         |         |         | -       | -       | -       |
| 30   | Public purpose (ratio to developed)        |              |              |              |         |         |         |         |         |         |
| 31   | Open space                                 | 0.150        |              | 80.90        |         |         |         | 5.20    | 5.20    | 5.20    |
| 32   | School (fixed)                             | -            |              | -            |         |         |         | -       | -       | -       |
| 33   | Park (fixed)                               | -            |              | -            |         |         |         | -       | -       | -       |
| 34   | Right-of-way and other                     | 0.350        |              | 189.40       |         |         |         | 12.20   | 12.20   | 12.20   |
| 35   | TOTAL                                      |              |              | 810.80       |         |         |         | 52.20   | 52.20   | 52.20   |
| 36   | <b>DEVELOPMENT PROGRAM</b>                 |              |              |              |         |         |         |         |         |         |
| 37   | Single-family Residential                  |              |              |              |         |         |         |         |         |         |
| 38   | Annual                                     | units        |              | 3,000        |         |         |         | 200     | 200     | 200     |
| 39   | Share of total                             |              |              | 100.0%       |         |         |         | 6.7%    | 6.7%    | 6.7%    |
| 40   | Cumulative                                 | units        |              | 3,000        |         |         |         | 200     | 400     | 600     |
| 41   | Retail (Commercial)                        |              |              |              |         |         |         |         |         |         |
| 42   | Annual                                     | sq ft        |              | 250,000      |         |         |         | -       | -       | -       |
| 43   | Share of total                             |              |              | 100.0%       |         |         |         | 0.0%    | 0.0%    | 0.0%    |
| 44   | Cumulative                                 | sq ft        |              | 250,000      |         |         |         | -       | -       | -       |

| LINE |  | 2030<br>5 | 2031<br>6 | 2032<br>7 | 2033<br>8 | 2034<br>9 | 2035<br>10 | 2036<br>11 | 2037<br>12 | 2038<br>13 | 2039<br>14 |
|------|--|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|
| 8    | <b>COMPOUND ANNUAL GROWTH RATES (CAGR)</b> |           |           |           |           |           |            |            |            |            |            |
| 9    | General Revenues                           | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 10   | General Costs                              | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 11   | County Marginal Costs                      | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 12   | City Marginal Costs                        | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 13   | Property Value - Vacant Land               | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 14   | Property Value - Residential               | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 15   | Property Value - Commercial                | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 16   | Household Income                           | 1.000     | 1.000     | 1.000     | 1.000     | 1.000     | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 17   | <b>UNIT MARKET VALUE RATES</b>             |           |           |           |           |           |            |            |            |            |            |
| 18   | UNIMPROVED LAND VALUE                      | 5,500     | 5,500     | 5,500     | 5,500     | 5,500     | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      |
| 19   | Singel-family Residential                  |           |           |           |           |           |            |            |            |            |            |
| 20   | Land and improvement Value                 | 325,000   | 325,000   | 325,000   | 325,000   | 325,000   | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    |
| 21   | Construction costs                         | 211,250   | 211,250   | 211,250   | 211,250   | 211,250   | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    |
| 22   | Retail (Commercial)                        |           |           |           |           |           |            |            |            |            |            |
| 23   | Land and improvement Value                 | 175.00    | 175.00    | 175.00    | 175.00    | 175.00    | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     |
| 24   | Construction costs                         | 113.75    | 113.75    | 113.75    | 113.75    | 113.75    | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     |
| 25   | <b>LAND IN INVENTORY (ACRES)</b>           |           |           |           |           |           |            |            |            |            |            |
| 26   | Land in transition (vacant)                | 602.00    | 549.80    | 475.80    | 401.80    | 327.80    | 253.80     | 179.80     | 122.80     | 65.80      | 10.00      |
| 27   | Net Developed                              |           |           |           |           |           |            |            |            |            |            |
| 28   | Single-family                              | 34.80     | 34.80     | 47.80     | 47.80     | 47.80     | 47.80      | 47.80      | 36.50      | 36.50      | 35.70      |
| 29   | Retail                                     | -         | -         | 1.50      | 1.50      | 1.50      | 1.50       | 1.50       | 1.50       | 1.50       | 1.50       |
| 30   | Public purpose (ratio to developed)        |           |           |           |           |           |            |            |            |            |            |
| 31   | Open space                                 | 5.20      | 5.20      | 7.40      | 7.40      | 7.40      | 7.40       | 7.40       | 5.70       | 5.70       | 5.60       |
| 32   | School (fixed)                             | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          |
| 33   | Park (fixed)                               | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          |
| 34   | Right-of-way and other                     | 12.20     | 12.20     | 17.30     | 17.30     | 17.30     | 17.30      | 17.30      | 13.30      | 13.30      | 13.00      |
| 35   | TOTAL                                      | 52.20     | 52.20     | 74.00     | 74.00     | 74.00     | 74.00      | 74.00      | 57.00      | 57.00      | 55.80      |
| 36   | <b>DEVELOPMENT PROGRAM</b>                 |           |           |           |           |           |            |            |            |            |            |
| 37   | Single-family Residential                  |           |           |           |           |           |            |            |            |            |            |
| 38   | Annual                                     | 200       | 200       | 275       | 275       | 275       | 275        | 275        | 210        | 210        | 205        |
| 39   | Share of total                             | 6.7%      | 6.7%      | 9.2%      | 9.2%      | 9.2%      | 9.2%       | 9.2%       | 7.0%       | 7.0%       | 6.8%       |
| 40   | Cumulative                                 | 800       | 1,000     | 1,275     | 1,550     | 1,825     | 2,100      | 2,375      | 2,585      | 2,795      | 3,000      |
| 41   | Retail (Commercial)                        |           |           |           |           |           |            |            |            |            |            |
| 42   | Annual                                     | -         | -         | 20,000    | 20,000    | 20,000    | 20,000     | 20,000     | 20,000     | 20,000     | 20,000     |
| 43   | Share of total                             | 0.0%      | 0.0%      | 8.0%      | 8.0%      | 8.0%      | 8.0%       | 8.0%       | 8.0%       | 8.0%       | 8.0%       |
| 44   | Cumulative                                 | -         | -         | 20,000    | 40,000    | 60,000    | 80,000     | 100,000    | 120,000    | 140,000    | 160,000    |

| LINE |  | 2040<br>15 | 2041<br>16 | 2042<br>17 | 2043<br>18 | 2044<br>19 | 2045<br>20 | 2046<br>21 | 2047<br>22 | 2048<br>23 | 2049<br>24 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 8    | <b>COMPOUND ANNUAL GROWTH RATES (CAGR)</b> |            |            |            |            |            |            |            |            |            |            |
| 9    | General Revenues                           | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 10   | General Costs                              | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 11   | County Marginal Costs                      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 12   | City Marginal Costs                        | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 13   | Property Value - Vacant Land               | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 14   | Property Value - Residential               | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 15   | Property Value - Commercial                | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 16   | Household Income                           | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 17   | <b>UNIT MARKET VALUE RATES</b>             |            |            |            |            |            |            |            |            |            |            |
| 18   | UNIMPROVED LAND VALUE                      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      |
| 19   | Singel-family Residential                  |            |            |            |            |            |            |            |            |            |            |
| 20   | Land and improvement Value                 | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    |
| 21   | Construction costs                         | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    |
| 22   | Retail (Commercial)                        |            |            |            |            |            |            |            |            |            |            |
| 23   | Land and improvement Value                 | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     |
| 24   | Construction costs                         | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     |
| 25   | <b>LAND IN INVENTORY (ACRES)</b>           |            |            |            |            |            |            |            |            |            |            |
| 26   | Land in transition (vacant)                | 7.80       | 5.60       | 3.40       | 1.20       | -          | -          | -          | -          | -          | -          |
| 27   | Net Developed                              |            |            |            |            |            |            |            |            |            |            |
| 28   | Single-family                              | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 29   | Retail                                     | 1.50       | 1.50       | 1.50       | 1.50       | 0.80       | -          | -          | -          | -          | -          |
| 30   | Public purpose (ratio to developed)        |            |            |            |            |            |            |            |            |            |            |
| 31   | Open space                                 | 0.20       | 0.20       | 0.20       | 0.20       | 0.10       | -          | -          | -          | -          | -          |
| 32   | School (fixed)                             | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 33   | Park (fixed)                               | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 34   | Right-of-way and other                     | 0.50       | 0.50       | 0.50       | 0.50       | 0.30       | -          | -          | -          | -          | -          |
| 35   | TOTAL                                      | 2.20       | 2.20       | 2.20       | 2.20       | 1.20       | -          | -          | -          | -          | -          |
| 36   | <b>DEVELOPMENT PROGRAM</b>                 |            |            |            |            |            |            |            |            |            |            |
| 37   | Single-family Residential                  |            |            |            |            |            |            |            |            |            |            |
| 38   | Annual                                     | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 39   | Share of total                             | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       |
| 40   | Cumulative                                 | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      |
| 41   | Retail (Commercial)                        |            |            |            |            |            |            |            |            |            |            |
| 42   | Annual                                     | 20,000     | 20,000     | 20,000     | 20,000     | 10,000     | -          | -          | -          | -          | -          |
| 43   | Share of total                             | 8.0%       | 8.0%       | 8.0%       | 8.0%       | 4.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       |
| 44   | Cumulative                                 | 180,000    | 200,000    | 220,000    | 240,000    | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    |

| LINE |  | 2050<br>25 | 2051<br>26 | 2052<br>27 | 2053<br>28 | 2054<br>29 | 2055<br>30 | 2056<br>31 | 2057<br>32 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|
| 8    | <b>COMPOUND ANNUAL GROWTH RATES (CAGR)</b> |            |            |            |            |            |            |            |            |
| 9    | General Revenues                           | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 10   | General Costs                              | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 11   | County Marginal Costs                      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 12   | City Marginal Costs                        | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 13   | Property Value - Vacant Land               | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 14   | Property Value - Residential               | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 15   | Property Value - Commercial                | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 16   | Household Income                           | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      | 1.000      |
| 17   | <b>UNIT MARKET VALUE RATES</b>             |            |            |            |            |            |            |            |            |
| 18   | UNIMPROVED LAND VALUE                      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      | 5,500      |
| 19   | Singel-family Residential                  |            |            |            |            |            |            |            |            |
| 20   | Land and improvement Value                 | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    | 325,000    |
| 21   | Construction costs                         | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    | 211,250    |
| 22   | Retail (Commercial)                        |            |            |            |            |            |            |            |            |
| 23   | Land and improvement Value                 | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     | 175.00     |
| 24   | Construction costs                         | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     | 113.75     |
| 25   | <b>LAND IN INVENTORY (ACRES)</b>           |            |            |            |            |            |            |            |            |
| 26   | Land in transition (vacant)                | -          | -          | -          | -          | -          | -          | -          | -          |
| 27   | Net Developed                              |            |            |            |            |            |            |            |            |
| 28   | Single-family                              | -          | -          | -          | -          | -          | -          | -          | -          |
| 29   | Retail                                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 30   | Public purpose (ratio to developed)        |            |            |            |            |            |            |            |            |
| 31   | Open space                                 | -          | -          | -          | -          | -          | -          | -          | -          |
| 32   | School (fixed)                             | -          | -          | -          | -          | -          | -          | -          | -          |
| 33   | Park (fixed)                               | -          | -          | -          | -          | -          | -          | -          | -          |
| 34   | Right-of-way and other                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 35   | TOTAL                                      | -          | -          | -          | -          | -          | -          | -          | -          |
| 36   | <b>DEVELOPMENT PROGRAM</b>                 |            |            |            |            |            |            |            |            |
| 37   | Single-family Residential                  |            |            |            |            |            |            |            |            |
| 38   | Annual                                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 39   | Share of total                             | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       |
| 40   | Cumulative                                 | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      | 3,000      |
| 41   | Retail (Commercial)                        |            |            |            |            |            |            |            |            |
| 42   | Annual                                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 43   | Share of total                             | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       | 0.0%       |
| 44   | Cumulative                                 | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    |

| LINE | Calendar Year-->  |          |            |         | 2024          | 2025     | 2026     | 2027      | 2028       | 2029       |
|------|---|----------|------------|---------|---------------|----------|----------|-----------|------------|------------|
|      |   |          |            |         | -1            | 0        | 1        | 2         | 3          | 4          |
| 45   | <b>POPULATION EMPLOYMENT AND FTE</b>  |          |            |         |               |          |          |           |            |            |
| 46   | Single-family Population  | Per Unit | Occupancy  | Primary |               |          |          |           |            |            |
| 47   | Annual  | 3.5000   | 95.0%      | 100.0%  | 9,975         | -        | -        | 665       | 665        | 665        |
| 48   | Cumulative  |          |            |         | 9,975         | -        | -        | 665       | 1,330      | 1,995      |
| 49   | Total FTE Resident Population   | Per Cap  |            |         |               |          |          |           |            |            |
| 50   | Annual  | 1.0000   |            |         | 9,975         | -        | -        | 665       | 665        | 665        |
| 51   | Cumulative  |          |            |         | 9,975         | -        | -        | 665       | 1,330      | 1,995      |
| 52   | Retail Employment   | SF/Emp   | Occupancy  |         |               |          |          |           |            |            |
| 53   | Annual  | 400.0    | 95%        |         | 594           | -        | -        | -         | -          | -          |
| 54   | Cumulative  |          |            |         | 594           | -        | -        | -         | -          | -          |
| 55   | Total Employment (FTE Residential Population)   | Ratio    |            |         |               |          |          |           |            |            |
| 56   | Annual  | 0.5000   |            |         | 297           | -        | -        | -         | -          | -          |
| 57   | Cumulative  |          |            |         | 297           | -        | -        | -         | -          | -          |
| 58   | Total FTE Population  |          |            |         |               |          |          |           |            |            |
| 59   | Annual  |          | FTE/Pop    |         | 10,272        | -        | -        | 665       | 665        | 665        |
| 60   | Cumulative  |          | 1.03       |         | 10,272        | -        | -        | 665       | 1,330      | 1,995      |
| 61   | Phased Demand   |          |            |         | 10,272        |          | 2,660    | 2,660     | 2,660      | 2,660      |
| 62   | <b>PROJECT VALUES: IMPROVED (000's)</b>   |          |            |         |               |          |          |           |            |            |
| 63   | Single-family   |          |            |         |               |          |          |           |            |            |
| 64   | Incremental Annual  |          |            |         | \$ 24,214,125 | -        | -        | 65,000    | 130,000    | 195,000    |
| 65   | Growth in base  |          | Check      |         | -             | -        | -        | -         | -          | -          |
| 66   | Cumulative  |          | \$ 325,000 | \$      | 24,214,125    | -        | -        | 65,000    | 130,000    | 195,000    |
| 67   | Retail (Commercial)   |          |            |         |               |          |          |           |            |            |
| 68   | Incremental Annual  |          |            |         | \$ 885,500    | -        | -        | -         | -          | -          |
| 69   | Growth in base  |          | Check      |         | -             | -        | -        | -         | -          | -          |
| 70   | Cumulative  |          | \$ 175     | \$      | 885,500       | -        | -        | -         | -          | -          |
| 71   | <b>REVENUE BASIS</b>  |          |            |         |               |          |          |           |            |            |
| 72   | PROPERTY VALUE (000's) [Inclusive of real property and personal property (e.g. business property and autos)]: |          |            |         |               |          |          |           |            |            |
| 73   | Vacant Land Market Value  |          |            |         | \$ 37,115     | \$ 4,459 | \$ 4,459 | \$ 4,459  | \$ 4,172   | \$ 3,885   |
| 74   | Prior Year Value Subject to Property Tax  |          |            |         |               |          | 4,459    | 4,459     | 4,459      | 4,172      |
| 75   | Assessed/Taxable Value  | 6%       |            |         | \$ 2,496      |          | 268      | 268       | 268        | 250        |
| 76   | Total Single-family Market Value  |          |            |         |               | \$ -     | \$ -     | \$ 65,000 | \$ 130,000 | \$ 195,000 |
| 77   | Prior Year Value Subject to Property Tax  |          |            |         |               |          | -        | -         | 65,000     | 130,000    |
| 78   | Assessed Value  | 4%       |            |         | \$ 929,565    |          | -        | -         | 2,600      | 5,200      |
| 79   | Less Exemption  | 0%       | \$ -       |         |               |          | -        | -         | -          | -          |
| 80   | Taxable Value   |          |            |         | \$ 929,565    |          | -        | -         | 2,600      | 5,200      |
| 81   | Total Commercial Market Value   |          |            |         |               | \$ -     | \$ -     | \$ -      | \$ -       | \$ -       |
| 82   | Prior Year Value Subject to Property Tax  |          |            |         |               |          | -        | -         | -          | -          |
| 83   | Assessed Value  | 4%       |            |         | \$ 33,670     |          | -        | -         | -          | -          |
| 84   | Less Exemption  | 0%       | \$ -       |         |               |          | -        | -         | -          | -          |
| 85   | Taxable Value   |          |            |         | \$ 33,670     |          | -        | -         | -          | -          |



| LINE |  | 2030<br>5  | 2031<br>6  | 2032<br>7  | 2033<br>8  | 2034<br>9  | 2035<br>10 | 2036<br>11 | 2037<br>12 | 2038<br>13 | 2039<br>14 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 45   | <b>POPULATION EMPLOYMENT AND FTE</b>   |            |            |            |            |            |            |            |            |            |            |
| 46   | Single-family Population   |            |            |            |            |            |            |            |            |            |            |
| 47   | Annual   | 665        | 665        | 914        | 914        | 914        | 914        | 914        | 698        | 698        | 682        |
| 48   | Cumulative   | 2,660      | 3,325      | 4,239      | 5,154      | 6,068      | 6,983      | 7,897      | 8,595      | 9,293      | 9,975      |
| 49   | Total FTE Resident Population  |            |            |            |            |            |            |            |            |            |            |
| 50   | Annual   | 665        | 665        | 914        | 914        | 914        | 914        | 914        | 698        | 698        | 682        |
| 51   | Cumulative   | 2,660      | 3,325      | 4,239      | 5,154      | 6,068      | 6,983      | 7,897      | 8,595      | 9,293      | 9,975      |
| 52   | Retail Employment  |            |            |            |            |            |            |            |            |            |            |
| 53   | Annual   | -          | -          | 48         | 48         | 48         | 48         | 48         | 48         | 48         | 48         |
| 54   | Cumulative   | -          | -          | 48         | 95         | 143        | 190        | 238        | 285        | 333        | 380        |
| 55   | Total Employment (FTE Residential Population)                                    |            |            |            |            |            |            |            |            |            |            |
| 56   | Annual   | -          | -          | 24         | 24         | 24         | 24         | 24         | 24         | 24         | 24         |
| 57   | Cumulative   | -          | -          | 24         | 48         | 71         | 95         | 119        | 143        | 166        | 190        |
| 58   | Total FTE Population   |            |            |            |            |            |            |            |            |            |            |
| 59   | Annual   | 665        | 665        | 938        | 938        | 938        | 938        | 938        | 722        | 722        | 705        |
| 60   | Cumulative   | 2,660      | 3,325      | 4,263      | 5,201      | 6,139      | 7,078      | 8,016      | 8,738      | 9,460      | 10,165     |
| 61   | Phased Demand  | 2,660      | 5,201      | 5,201      | 5,201      | 8,016      | 8,016      | 8,016      | 10,165     | 10,165     | 10,165     |
| 62   | <b>PROJECT VALUES: IMPROVED (000's)</b>  |            |            |            |            |            |            |            |            |            |            |
| 63   | Single-family  |            |            |            |            |            |            |            |            |            |            |
| 64   | Incremental Annual   | 260,000    | 325,000    | 414,375    | 503,750    | 593,125    | 682,500    | 771,875    | 840,125    | 908,375    | 975,000    |
| 65   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 66   | Cumulative   | 260,000    | 325,000    | 414,375    | 503,750    | 593,125    | 682,500    | 771,875    | 840,125    | 908,375    | 975,000    |
| 67   | Retail (Commercial)  |            |            |            |            |            |            |            |            |            |            |
| 68   | Incremental Annual   | -          | -          | 3,500      | 7,000      | 10,500     | 14,000     | 17,500     | 21,000     | 24,500     | 28,000     |
| 69   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 70   | Cumulative   | -          | -          | 3,500      | 7,000      | 10,500     | 14,000     | 17,500     | 21,000     | 24,500     | 28,000     |
| 71   | <b>REVENUE BASIS</b>   |            |            |            |            |            |            |            |            |            |            |
| 72   | <b>PROPERTY VALUE (000's) [Inclusive of real property and personal property]</b> |            |            |            |            |            |            |            |            |            |            |
| 73   | Vacant Land Market Value   | \$ 3,311   | \$ 3,024   | \$ 2,617   | \$ 2,210   | \$ 1,803   | \$ 1,396   | \$ 989     | \$ 675     | \$ 362     | \$ 55      |
| 74   | Prior Year Value Subject to Property Tax   | 3,598      | 3,311      | 3,024      | 2,617      | 2,210      | 1,803      | 1,396      | 989        | 675        | 362        |
| 75   | Assessed/Taxable Value   | 216        | 199        | 181        | 157        | 133        | 108        | 84         | 59         | 41         | 22         |
| 76   | Total Single-family Market Value   | \$ 260,000 | \$ 325,000 | \$ 414,375 | \$ 503,750 | \$ 593,125 | \$ 682,500 | \$ 771,875 | \$ 840,125 | \$ 908,375 | \$ 975,000 |
| 77   | Prior Year Value Subject to Property Tax   | 195,000    | 260,000    | 325,000    | 414,375    | 503,750    | 593,125    | 682,500    | 771,875    | 840,125    | 908,375    |
| 78   | Assessed Value   | 7,800      | 10,400     | 13,000     | 16,575     | 20,150     | 23,725     | 27,300     | 30,875     | 33,605     | 36,335     |
| 79   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 80   | Taxable Value  | 7,800      | 10,400     | 13,000     | 16,575     | 20,150     | 23,725     | 27,300     | 30,875     | 33,605     | 36,335     |
| 81   | Total Commercial Market Value  | \$ -       | \$ -       | \$ 3,500   | \$ 7,000   | \$ 10,500  | \$ 14,000  | \$ 17,500  | \$ 21,000  | \$ 24,500  | \$ 28,000  |
| 82   | Prior Year Value Subject to Property Tax   | -          | -          | -          | 3,500      | 7,000      | 10,500     | 14,000     | 17,500     | 21,000     | 24,500     |
| 83   | Assessed Value   | -          | -          | -          | 140        | 280        | 420        | 560        | 700        | 840        | 980        |
| 84   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 85   | Taxable Value  | -          | -          | -          | 140        | 280        | 420        | 560        | 700        | 840        | 980        |

| LINE |  | 2040<br>15 | 2041<br>16 | 2042<br>17 | 2043<br>18 | 2044<br>19 | 2045<br>20 | 2046<br>21 | 2047<br>22 | 2048<br>23 | 2049<br>24 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 45   | <b>POPULATION EMPLOYMENT AND FTE</b>   |            |            |            |            |            |            |            |            |            |            |
| 46   | Single-family Population   |            |            |            |            |            |            |            |            |            |            |
| 47   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 48   | Cumulative   | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      |
| 49   | Total FTE Resident Population  |            |            |            |            |            |            |            |            |            |            |
| 50   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 51   | Cumulative   | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      |
| 52   | Retail Employment  |            |            |            |            |            |            |            |            |            |            |
| 53   | Annual   | 48         | 48         | 48         | 48         | 24         | -          | -          | -          | -          | -          |
| 54   | Cumulative   | 428        | 475        | 523        | 570        | 594        | 594        | 594        | 594        | 594        | 594        |
| 55   | Total Employment (FTE Residential Population)                                    |            |            |            |            |            |            |            |            |            |            |
| 56   | Annual   | 24         | 24         | 24         | 24         | 12         | -          | -          | -          | -          | -          |
| 57   | Cumulative   | 214        | 238        | 261        | 285        | 297        | 297        | 297        | 297        | 297        | 297        |
| 58   | Total FTE Population   |            |            |            |            |            |            |            |            |            |            |
| 59   | Annual   | 24         | 24         | 24         | 24         | 12         | -          | -          | -          | -          | -          |
| 60   | Cumulative   | 10,189     | 10,213     | 10,236     | 10,260     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     |
| 61   | Phased Demand  | 10,189     | 10,213     | 10,236     | 10,260     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     |
| 62   | <b>PROJECT VALUES: IMPROVED (000's)</b>  |            |            |            |            |            |            |            |            |            |            |
| 63   | Single-family  |            |            |            |            |            |            |            |            |            |            |
| 64   | Incremental Annual   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 65   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 66   | Cumulative   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 67   | Retail (Commercial)  |            |            |            |            |            |            |            |            |            |            |
| 68   | Incremental Annual   | 31,500     | 35,000     | 38,500     | 42,000     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 69   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 70   | Cumulative   | 31,500     | 35,000     | 38,500     | 42,000     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 71   | <b>REVENUE BASIS</b>   |            |            |            |            |            |            |            |            |            |            |
| 72   | <b>PROPERTY VALUE (000's) [Inclusive of real property and personal property]</b> |            |            |            |            |            |            |            |            |            |            |
| 73   | Vacant Land Market Value   | \$ 43      | \$ 31      | \$ 19      | \$ 7       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 74   | Prior Year Value Subject to Property Tax   | 55         | 43         | 31         | 19         | 7          | -          | -          | -          | -          | -          |
| 75   | Assessed/Taxable Value   | 3          | 3          | 2          | 1          | -          | -          | -          | -          | -          | -          |
| 76   | Total Single-family Market Value   | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 |
| 77   | Prior Year Value Subject to Property Tax   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 78   | Assessed Value   | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     |
| 79   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 80   | Taxable Value  | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     |
| 81   | Total Commercial Market Value  | \$ 31,500  | \$ 35,000  | \$ 38,500  | \$ 42,000  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  |
| 82   | Prior Year Value Subject to Property Tax   | 28,000     | 31,500     | 35,000     | 38,500     | 42,000     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 83   | Assessed Value   | 1,120      | 1,260      | 1,400      | 1,540      | 1,680      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      |
| 84   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 85   | Taxable Value  | 1,120      | 1,260      | 1,400      | 1,540      | 1,680      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      |

| LINE |  | 2050<br>25 | 2051<br>26 | 2052<br>27 | 2053<br>28 | 2054<br>29 | 2055<br>30 | 2056<br>31 | 2057<br>32 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|
| 45   | <b>POPULATION EMPLOYMENT AND FTE</b>   |            |            |            |            |            |            |            |            |
| 46   | Single-family Population   |            |            |            |            |            |            |            |            |
| 47   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          |
| 48   | Cumulative   | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      |
| 49   | Total FTE Resident Population  |            |            |            |            |            |            |            |            |
| 50   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          |
| 51   | Cumulative   | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      | 9,975      |
| 52   | Retail Employment  |            |            |            |            |            |            |            |            |
| 53   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          |
| 54   | Cumulative   | 594        | 594        | 594        | 594        | 594        | 594        | 594        | 594        |
| 55   | Total Employment (FTE Residential Population)                                    |            |            |            |            |            |            |            |            |
| 56   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          |
| 57   | Cumulative   | 297        | 297        | 297        | 297        | 297        | 297        | 297        | 297        |
| 58   | Total FTE Population   |            |            |            |            |            |            |            |            |
| 59   | Annual   | -          | -          | -          | -          | -          | -          | -          | -          |
| 60   | Cumulative   | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     |
| 61   | Phased Demand  | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     | 10,272     |
| 62   | <b>PROJECT VALUES: IMPROVED (000's)</b>  |            |            |            |            |            |            |            |            |
| 63   | Single-family  |            |            |            |            |            |            |            |            |
| 64   | Incremental Annual   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 65   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          |
| 66   | Cumulative   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 67   | Retail (Commercial)  |            |            |            |            |            |            |            |            |
| 68   | Incremental Annual   | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 69   | Growth in base   | -          | -          | -          | -          | -          | -          | -          | -          |
| 70   | Cumulative   | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 71   | <b>REVENUE BASIS</b>   |            |            |            |            |            |            |            |            |
| 72   | <b>PROPERTY VALUE (000's) [Inclusive of real property and personal property]</b> |            |            |            |            |            |            |            |            |
| 73   | Vacant Land Market Value   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 74   | Prior Year Value Subject to Property Tax   | -          | -          | -          | -          | -          | -          | -          | -          |
| 75   | Assessed/Taxable Value   | -          | -          | -          | -          | -          | -          | -          | -          |
| 76   | Total Single-family Market Value   | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 | \$ 975,000 |
| 77   | Prior Year Value Subject to Property Tax   | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    | 975,000    |
| 78   | Assessed Value   | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     |
| 79   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          |
| 80   | Taxable Value  | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     | 39,000     |
| 81   | Total Commercial Market Value  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  | \$ 43,750  |
| 82   | Prior Year Value Subject to Property Tax   | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     | 43,750     |
| 83   | Assessed Value   | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      |
| 84   | Less Exemption   | -          | -          | -          | -          | -          | -          | -          | -          |
| 85   | Taxable Value  | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      | 1,750      |

| LINE | Calendar Year-->                                   | 2024            | 2025         | 2026   | 2027      | 2028      | 2029      |           |
|------|--|-----------------|--------------|--------|-----------|-----------|-----------|-----------|
|      |  | -1              | 0            | 1      | 2         | 3         | 4         |           |
| 86   | CONSTRUCTION SPENDING (000's)                      |                 |              |        |           |           |           |           |
| 87   | Total Construction Costs of New Real Estate        |                 |              |        |           |           |           |           |
| 88   | Residential  | \$ 633,750      | \$ -         | \$ -   | \$ 42,250 | \$ 42,250 | \$ 42,250 |           |
| 89   | Commercial   | 28,438          | -            | -      | -         | -         | -         |           |
| 90   | Total Annual Construction Value                    | \$ 662,188      | -            | -      | 42,250    | 42,250    | 42,250    |           |
| 91   | % Structure attributed to material costs           | 50%             | 331,094      | -      | 21,125    | 21,125    | 21,125    |           |
| 92   | % Material Purchased in City                       | 10%             | 33,109       | -      | 2,113     | 2,113     | 2,113     |           |
| 93   | CITY DEVELOPMENT FEES                              |                 |              |        |           |           |           |           |
| 94   | Police/Fire  |                 |              |        |           |           |           |           |
| 95   | Residential  | \$ 2,103 Unit   | \$ 6,309,000 | -      | -         | 420,600   | 420,600   | 420,600   |
| 96   | Commercial   | \$ 450 1,000 SF | 112,500      | -      | -         | -         | -         | -         |
| 97   | Total Police/Fire Development Fees                 |                 | 6,421,500    | -      | -         | 420,600   | 420,600   | 420,600   |
| 98   | Parks  |                 |              |        |           |           |           |           |
| 99   | Residential  | \$ 450 Unit     | \$ 1,350,000 | -      | -         | 90,000    | 90,000    | 90,000    |
| 100  | Commercial   | \$ - 1,000 SF   | -            | -      | -         | -         | -         | -         |
| 101  | Total Parks Development Fees                       |                 | 1,350,000    | -      | -         | 90,000    | 90,000    | 90,000    |
| 102  | Library  |                 |              |        |           |           |           |           |
| 103  | Residential  | \$ 175 Unit     | \$ 525,000   | -      | -         | 35,000    | 35,000    | 35,000    |
| 104  | Commercial   | \$ - 1,000 SF   | -            | -      | -         | -         | -         | -         |
| 105  | Total Library Development Fees                     |                 | 525,000      | -      | -         | 35,000    | 35,000    | 35,000    |
| 106  | Schools  |                 |              |        |           |           |           |           |
| 107  | Residential  | \$ 280 Unit     | \$ 840,000   | -      | -         | 56,000    | 56,000    | 56,000    |
| 108  | Commercial   | \$ - 1,000 SF   | -            | -      | -         | -         | -         | -         |
| 109  | Total Schools Development Fees                     |                 | 840,000      | -      | -         | 56,000    | 56,000    | 56,000    |
| 110  | Administration                                     |                 |              |        |           |           |           |           |
| 111  | Residential  | \$ 210 Unit     | \$ 630,000   | -      | -         | 42,000    | 42,000    | 42,000    |
| 112  | Commercial   | \$ 140 1,000 SF | 35,000       | -      | -         | -         | -         | -         |
| 113  | Total Schools Development Fees                     |                 | 665,000      | -      | -         | 42,000    | 42,000    | 42,000    |
| 114  | Total Development Fees                             |                 |              |        |           |           |           |           |
| 115  | Residential  |                 | \$ 9,654,000 | -      | -         | 643,600   | 643,600   | 643,600   |
| 116  | Commercial   |                 | 147,500      | -      | -         | -         | -         | -         |
| 117  | Total Development Fees                             |                 | 9,801,500    | -      | -         | 643,600   | 643,600   | 643,600   |
| 118  | Cumulative   |                 | 9,801,500    | -      | -         | 643,600   | 1,287,200 | 1,930,800 |
| 119  | Per FTE  |                 | 954          | -      | -         | 968       | 968       | 968       |
| 120  | SALES TAX - HOUSEHOLD CONSUMPTION (Value in 000's) |                 |              |        |           |           |           |           |
| 121  | Households   |                 |              |        |           |           |           |           |
| 122  | Single-family Households                           | Units           | 2,850        | -      | -         | 190       | 380       | 570       |
| 123  | Household Consumer Expenditures                    |                 |              |        |           |           |           |           |
| 124  | Single-family Household Spending                   | \$ 45,000       | \$ 3,185,100 | \$ -   | \$ -      | \$ 8,550  | \$ 17,100 | \$ 25,650 |
| 125  | SALES TAX - ON-GOING (Value in 000's)              |                 |              |        |           |           |           |           |
| 126  | Retail Sales per sq ft                             | \$ 250 per SF   |              | 250.00 | 250.00    | 250.00    | 250.00    | 250.00    |
| 127  | Total Retail Sales                                 | 95% Occupancy   | \$ 1,201,750 | -      | -         | -         | -         | -         |
| 128  | Share of sales taxable                             | 85%             | 1,021,488    | -      | -         | -         | -         | -         |

| LINE |  | 2030<br>5 | 2031<br>6 | 2032<br>7 | 2033<br>8 | 2034<br>9 | 2035<br>10 | 2036<br>11 | 2037<br>12 | 2038<br>13 | 2039<br>14 |
|------|--|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|
| 86   | CONSTRUCTION SPENDING (000's)                      |           |           |           |           |           |            |            |            |            |            |
| 87   | Total Construction Costs of New Real Estate        |           |           |           |           |           |            |            |            |            |            |
| 88   | Residential  | \$ 42,250 | \$ 42,250 | \$ 58,094 | \$ 58,094 | \$ 58,094 | \$ 58,094  | \$ 58,094  | \$ 44,363  | \$ 44,363  | \$ 43,306  |
| 89   | Commercial   | -         | -         | 2,275     | 2,275     | 2,275     | 2,275      | 2,275      | 2,275      | 2,275      | 2,275      |
| 90   | Total Annual Construction Value                    | 42,250    | 42,250    | 60,369    | 60,369    | 60,369    | 60,369     | 60,369     | 46,638     | 46,638     | 45,581     |
| 91   | % Structure attributed to material costs           | 21,125    | 21,125    | 30,184    | 30,184    | 30,184    | 30,184     | 30,184     | 23,319     | 23,319     | 22,791     |
| 92   | % Material Purchased in City                       | 2,113     | 2,113     | 3,018     | 3,018     | 3,018     | 3,018      | 3,018      | 2,332      | 2,332      | 2,279      |
| 93   | CITY DEVELOPMENT FEES                              |           |           |           |           |           |            |            |            |            |            |
| 94   | Police/Fire  |           |           |           |           |           |            |            |            |            |            |
| 95   | Residential  | 420,600   | 420,600   | 578,325   | 578,325   | 578,325   | 578,325    | 578,325    | 441,630    | 441,630    | 431,115    |
| 96   | Commercial   | -         | -         | 9,000     | 9,000     | 9,000     | 9,000      | 9,000      | 9,000      | 9,000      | 9,000      |
| 97   | Total Police/Fire Development Fees                 | 420,600   | 420,600   | 587,325   | 587,325   | 587,325   | 587,325    | 587,325    | 450,630    | 450,630    | 440,115    |
| 98   | Parks  |           |           |           |           |           |            |            |            |            |            |
| 99   | Residential  | 90,000    | 90,000    | 123,750   | 123,750   | 123,750   | 123,750    | 123,750    | 94,500     | 94,500     | 92,250     |
| 100  | Commercial   | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          |
| 101  | Total Parks Development Fees                       | 90,000    | 90,000    | 123,750   | 123,750   | 123,750   | 123,750    | 123,750    | 94,500     | 94,500     | 92,250     |
| 102  | Library  |           |           |           |           |           |            |            |            |            |            |
| 103  | Residential  | 35,000    | 35,000    | 48,125    | 48,125    | 48,125    | 48,125     | 48,125     | 36,750     | 36,750     | 35,875     |
| 104  | Commercial   | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          |
| 105  | Total Library Development Fees                     | 35,000    | 35,000    | 48,125    | 48,125    | 48,125    | 48,125     | 48,125     | 36,750     | 36,750     | 35,875     |
| 106  | Schools  |           |           |           |           |           |            |            |            |            |            |
| 107  | Residential  | 56,000    | 56,000    | 77,000    | 77,000    | 77,000    | 77,000     | 77,000     | 58,800     | 58,800     | 57,400     |
| 108  | Commercial   | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          |
| 109  | Total Schools Development Fees                     | 56,000    | 56,000    | 77,000    | 77,000    | 77,000    | 77,000     | 77,000     | 58,800     | 58,800     | 57,400     |
| 110  | Administration                                     |           |           |           |           |           |            |            |            |            |            |
| 111  | Residential  | 42,000    | 42,000    | 57,750    | 57,750    | 57,750    | 57,750     | 57,750     | 44,100     | 44,100     | 43,050     |
| 112  | Commercial   | -         | -         | 2,800     | 2,800     | 2,800     | 2,800      | 2,800      | 2,800      | 2,800      | 2,800      |
| 113  | Total Schools Development Fees                     | 42,000    | 42,000    | 60,550    | 60,550    | 60,550    | 60,550     | 60,550     | 46,900     | 46,900     | 45,850     |
| 114  | Total Development Fees                             |           |           |           |           |           |            |            |            |            |            |
| 115  | Residential  | 643,600   | 643,600   | 884,950   | 884,950   | 884,950   | 884,950    | 884,950    | 675,780    | 675,780    | 659,690    |
| 116  | Commercial   | -         | -         | 11,800    | 11,800    | 11,800    | 11,800     | 11,800     | 11,800     | 11,800     | 11,800     |
| 117  | Total Development Fees                             | 643,600   | 643,600   | 896,750   | 896,750   | 896,750   | 896,750    | 896,750    | 687,580    | 687,580    | 671,490    |
| 118  | Cumulative   | 2,574,400 | 3,218,000 | 4,114,750 | 5,011,500 | 5,908,250 | 6,805,000  | 7,701,750  | 8,389,330  | 9,076,910  | 9,748,400  |
| 119  | Per FTE  | 968       | 968       | 965       | 964       | 962       | 961        | 961        | 960        | 960        | 959        |
| 120  | SALES TAX - HOUSEHOLD CONSUMPTION (Value in 000's) |           |           |           |           |           |            |            |            |            |            |
| 121  | Households   |           |           |           |           |           |            |            |            |            |            |
| 122  | Single-family Households                           | 760       | 950       | 1,211     | 1,473     | 1,734     | 1,995      | 2,256      | 2,456      | 2,655      | 2,850      |
| 123  | Household Consumer Expenditures                    |           |           |           |           |           |            |            |            |            |            |
| 124  | Single-family Household Spending                   | \$ 34,200 | \$ 42,750 | \$ 54,495 | \$ 66,285 | \$ 78,030 | \$ 89,775  | \$ 101,520 | \$ 110,520 | \$ 119,475 | \$ 128,250 |
| 125  | SALES TAX - ON-GOING (Value in 000's)              |           |           |           |           |           |            |            |            |            |            |
| 126  | Retail Sales per sq ft                             | 250.00    | 250.00    | 250.00    | 250.00    | 250.00    | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     |
| 127  | Total Retail Sales                                 | -         | -         | 4,750     | 9,500     | 14,250    | 19,000     | 23,750     | 28,500     | 33,250     | 38,000     |
| 128  | Share of sales taxable                             | -         | -         | 4,038     | 8,075     | 12,113    | 16,150     | 20,188     | 24,225     | 28,263     | 32,300     |

| LINE |  | 2040<br>15 | 2041<br>16 | 2042<br>17 | 2043<br>18 | 2044<br>19 | 2045<br>20 | 2046<br>21 | 2047<br>22 | 2048<br>23 | 2049<br>24 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 86   | CONSTRUCTION SPENDING (000's)                      |            |            |            |            |            |            |            |            |            |            |
| 87   | Total Construction Costs of New Real Estate        |            |            |            |            |            |            |            |            |            |            |
| 88   | Residential  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 89   | Commercial   | 2,275      | 2,275      | 2,275      | 2,275      | 1,138      | -          | -          | -          | -          | -          |
| 90   | Total Annual Construction Value                    | 2,275      | 2,275      | 2,275      | 2,275      | 1,138      | -          | -          | -          | -          | -          |
| 91   | % Structure attributed to material costs           | 1,138      | 1,138      | 1,138      | 1,138      | 569        | -          | -          | -          | -          | -          |
| 92   | % Material Purchased in City                       | 114        | 114        | 114        | 114        | 57         | -          | -          | -          | -          | -          |
| 93   | CITY DEVELOPMENT FEES                              |            |            |            |            |            |            |            |            |            |            |
| 94   | Police/Fire  |            |            |            |            |            |            |            |            |            |            |
| 95   | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 96   | Commercial   | 9,000      | 9,000      | 9,000      | 9,000      | 4,500      | -          | -          | -          | -          | -          |
| 97   | Total Police/Fire Development Fees                 | 9,000      | 9,000      | 9,000      | 9,000      | 4,500      | -          | -          | -          | -          | -          |
| 98   | Parks  |            |            |            |            |            |            |            |            |            |            |
| 99   | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 100  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 101  | Total Parks Development Fees                       | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 102  | Library  |            |            |            |            |            |            |            |            |            |            |
| 103  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 104  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 105  | Total Library Development Fees                     | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 106  | Schools  |            |            |            |            |            |            |            |            |            |            |
| 107  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 108  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 109  | Total Schools Development Fees                     | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 110  | Administration                                     |            |            |            |            |            |            |            |            |            |            |
| 111  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 112  | Commercial   | 2,800      | 2,800      | 2,800      | 2,800      | 1,400      | -          | -          | -          | -          | -          |
| 113  | Total Schools Development Fees                     | 2,800      | 2,800      | 2,800      | 2,800      | 1,400      | -          | -          | -          | -          | -          |
| 114  | Total Development Fees                             |            |            |            |            |            |            |            |            |            |            |
| 115  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 116  | Commercial   | 11,800     | 11,800     | 11,800     | 11,800     | 5,900      | -          | -          | -          | -          | -          |
| 117  | Total Development Fees                             | 11,800     | 11,800     | 11,800     | 11,800     | 5,900      | -          | -          | -          | -          | -          |
| 118  | Cumulative   | 9,760,200  | 9,772,000  | 9,783,800  | 9,795,600  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  |
| 119  | Per FTE  | 958        | 957        | 956        | 955        | 954        | 954        | 954        | 954        | 954        | 954        |
| 120  | SALES TAX - HOUSEHOLD CONSUMPTION (Value in 000's) |            |            |            |            |            |            |            |            |            |            |
| 121  | Households   |            |            |            |            |            |            |            |            |            |            |
| 122  | Single-family Households                           | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      |
| 123  | Household Consumer Expenditures                    |            |            |            |            |            |            |            |            |            |            |
| 124  | Single-family Household Spending                   | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 |
| 125  | SALES TAX - ON-GOING (Value in 000's)              |            |            |            |            |            |            |            |            |            |            |
| 126  | Retail Sales per sq ft                             | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     |
| 127  | Total Retail Sales                                 | 42,750     | 47,500     | 52,250     | 57,000     | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     |
| 128  | Share of sales taxable                             | 36,338     | 40,375     | 44,413     | 48,450     | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     |

| LINE |  | 2050<br>25 | 2051<br>26 | 2052<br>27 | 2053<br>28 | 2054<br>29 | 2055<br>30 | 2056<br>31 | 2057<br>32 |
|------|--|------------|------------|------------|------------|------------|------------|------------|------------|
| 86   | CONSTRUCTION SPENDING (000's)                      |            |            |            |            |            |            |            |            |
| 87   | Total Construction Costs of New Real Estate        |            |            |            |            |            |            |            |            |
| 88   | Residential  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 89   | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 90   | Total Annual Construction Value                    | -          | -          | -          | -          | -          | -          | -          | -          |
| 91   | % Structure attributed to material costs           | -          | -          | -          | -          | -          | -          | -          | -          |
| 92   | % Material Purchased in City                       | -          | -          | -          | -          | -          | -          | -          | -          |
| 93   | CITY DEVELOPMENT FEES                              |            |            |            |            |            |            |            |            |
| 94   | Police/Fire  |            |            |            |            |            |            |            |            |
| 95   | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 96   | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 97   | Total Police/Fire Development Fees                 | -          | -          | -          | -          | -          | -          | -          | -          |
| 98   | Parks  |            |            |            |            |            |            |            |            |
| 99   | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 100  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 101  | Total Parks Development Fees                       | -          | -          | -          | -          | -          | -          | -          | -          |
| 102  | Library  |            |            |            |            |            |            |            |            |
| 103  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 104  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 105  | Total Library Development Fees                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 106  | Schools  |            |            |            |            |            |            |            |            |
| 107  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 108  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 109  | Total Schools Development Fees                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 110  | Administration                                     |            |            |            |            |            |            |            |            |
| 111  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 112  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 113  | Total Schools Development Fees                     | -          | -          | -          | -          | -          | -          | -          | -          |
| 114  | Total Development Fees                             |            |            |            |            |            |            |            |            |
| 115  | Residential  | -          | -          | -          | -          | -          | -          | -          | -          |
| 116  | Commercial   | -          | -          | -          | -          | -          | -          | -          | -          |
| 117  | Total Development Fees                             | -          | -          | -          | -          | -          | -          | -          | -          |
| 118  | Cumulative   | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  | 9,801,500  |
| 119  | Per FTE  | 954        | 954        | 954        | 954        | 954        | 954        | 954        | 954        |
| 120  | SALES TAX - HOUSEHOLD CONSUMPTION (Value in 000's) |            |            |            |            |            |            |            |            |
| 121  | Households   |            |            |            |            |            |            |            |            |
| 122  | Single-family Households                           | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      | 2,850      |
| 123  | Household Consumer Expenditures                    |            |            |            |            |            |            |            |            |
| 124  | Single-family Household Spending                   | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 | \$ 128,250 |
| 125  | SALES TAX - ON-GOING (Value in 000's)              |            |            |            |            |            |            |            |            |
| 126  | Retail Sales per sq ft                             | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     | 250.00     |
| 127  | Total Retail Sales                                 | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     | 59,375     |
| 128  | Share of sales taxable                             | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     | 50,469     |

| LINE | Calendar Year-->                                | 2024              | 2025           | 2026        | 2027           | 2028         | 2029           |                |              |              |
|------|---|-------------------|----------------|-------------|----------------|--------------|----------------|----------------|--------------|--------------|
|      |   | -1                | 0              | 1           | 2              | 3            | 4              |                |              |              |
| 129  | <b>TOTAL CITY REVENUE</b>                       |                   |                |             |                |              |                |                |              |              |
| 130  | Ad Valorem - General Fund                       | 140.0 mills       | \$ 135,202,340 | \$ 37,520   | \$ 37,520      | \$ 37,520    | \$ 399,000     | \$ 760,620     |              |              |
| 131  | Development Fees                                | Per Agreement     | 9,801,500      | -           | -              | 643,600      | 643,600        | 643,600        |              |              |
| 132  | Planning and Building permit fees               | 0.00879 of value  | 5,987,629      | -           | 167,000        | 371,378      | 371,378        | 371,378        |              |              |
| 133  | Local option sales tax - construction           | Capture 0.0300 %  | 993,282        | -           | -              | 63,375       | 63,375         | 63,375         |              |              |
| 134  | Local option sales tax - household spending     | 75.0% 0.0400 %    | 95,553,000     | -           | -              | 256,500      | 513,000        | 769,500        |              |              |
| 135  | Local option Sales tax - retail sales           | 25.0% 0.0400 %    | 10,214,882     | -           | -              | -            | -              | -              |              |              |
| 136  | Other allocated revenue                         | \$ 329.53 per FTE | 83,613,878     | -           | -              | 219,136      | 438,273        | 657,409        |              |              |
| 137  | TOTAL   |                   | \$ 341,366,511 | \$ 37,520   | \$ 204,520     | \$ 1,591,509 | \$ 2,428,626   | \$ 3,265,882   |              |              |
| 138  | <b>PER FTE REVENUES (ONGOING)</b>               |                   |                |             |                |              |                |                |              |              |
| 139  | Ad Valorem - General Fund                       |                   |                | \$ -        | \$ -           | \$ 56        | \$ 300         | \$ 381         |              |              |
| 140  | Local option sales tax - household spending     |                   |                | -           | -              | 386          | 386            | 386            |              |              |
| 141  | Local option Sales tax - retail sales           |                   |                | -           | -              | -            | -              | -              |              |              |
| 142  | Other allocated revenue                         |                   |                | -           | -              | 330          | 330            | 330            |              |              |
| 143  | Total Revenue Per FTE (Ongoing)                 |                   |                | \$ -        | \$ -           | \$ 772       | \$ 1,015       | \$ 1,097       |              |              |
| 144  | <b>CITY EXPENDITURES</b>                        |                   |                |             |                |              |                |                |              |              |
| 145  | <b>CAPITAL DEBT SERVICE:</b>                    |                   |                |             |                |              |                |                |              |              |
| 146  | City Capital Expenditures                       |                   | Cost Factor    | Future Cost |                |              |                |                |              |              |
| 147  | Capital per FTE                                 | Factor            | 2027           | 1.000       | \$ 4,180       | 0            | 0              | 1              |              |              |
| 148  | New Capital Debt Service                        | 50%               | 30             | 4%          | \$ 21,468,260  | -            | -              | (1,241,512)    | (1,241,512)  | (1,241,512)  |
| 149  | <b>CITY OPERATING AND CAPITAL EXPENDITURES:</b> |                   |                |             |                |              |                |                |              |              |
| 150  | Administration                                  | Cost Method       | \$ 271         | per FTE     | \$ 72,761,899  | \$ -         | \$ 721,787     | \$ 721,787     | \$ 721,787   | \$ 721,787   |
| 151  | Police  | 1                 | 215            | per FTE     | 57,538,312     | -            | 570,771        | 570,771        | 570,771      | 570,771      |
| 152  | Fire  |                   | 184            | per FTE     | 49,238,309     | -            | 488,436        | 488,436        | 488,436      | 488,436      |
| 153  | Other   |                   | 144            | per FTE     | 38,600,985     | -            | 382,916        | 382,916        | 382,916      | 382,916      |
| 154  | Developer Capital (Fire)                        | Cap Method        | (1,440,000)    |             | (1,440,000)    | -            | -              | -              | -            | (1,440,000)  |
| 155  | City Capital                                    | 1                 | \$ 93.72       |             | 37,245,347     | -            | -              | 1,241,512      | 1,241,512    | 1,241,512    |
| 156  | TOTAL   |                   |                |             | \$ 253,944,852 | \$ -         | \$ 2,163,910   | \$ 3,405,421   | \$ 3,405,421 | \$ 1,965,421 |
| 157  | <b>CITY STAFFING</b>                            |                   |                |             |                |              |                |                |              |              |
| 158  | Administration and other                        |                   | 214,000        | Spend/Emp   | 20             | -            | 5              | 5              | 5            | 5            |
| 159  | Police  |                   | 104,000        | Spend/Emp   | 21             | -            | 5              | 5              | 5            | 5            |
| 160  | Fire  |                   | 125,000        | Spend/Emp   | 15             | -            | 4              | 4              | 4            | 4            |
| 161  | Total   |                   |                |             | 56             | -            | 15             | 15             | 15           | 15           |
| 162  | <b>CITY NET FISCAL IMPACT</b>                   |                   |                |             |                |              |                |                |              |              |
| 163  | Net Revenue less Expenses                       |                   |                |             | \$ 87,421,660  | \$ 37,520    | \$ (1,959,390) | \$ (1,813,912) | \$ (976,795) | \$ 1,300,461 |
| 164  | Additional Requested investment                 |                   |                |             | -              | -            | -              | -              | -            | -            |
| 165  | NET TOTAL                                       | IRR=              | 24%            |             | \$ 87,421,660  | \$ 37,520    | \$ (1,959,390) | \$ (1,813,912) | \$ (976,795) | \$ 1,300,461 |



| LINE |   | 2030         | 2031         | 2032         | 2033         | 2034         | 2035          | 2036          | 2037          | 2038          | 2039          |
|------|---|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
|      |   | 5            | 6            | 7            | 8            | 9            | 10            | 11            | 12            | 13            | 14            |
| 129  | TOTAL CITY REVENUE                          |              |              |              |              |              |               |               |               |               |               |
| 130  | Ad Valorem - General Fund                   | \$ 1,122,240 | \$ 1,483,860 | \$ 1,845,340 | \$ 2,362,080 | \$ 2,878,820 | \$ 3,395,420  | \$ 3,912,160  | \$ 4,428,760  | \$ 4,828,040  | \$ 5,227,180  |
| 131  | Development Fees                            | 643,600      | 643,600      | 896,750      | 896,750      | 896,750      | 896,750       | 896,750       | 687,580       | 687,580       | 671,490       |
| 132  | Planning and Building permit fees           | 371,378      | 371,378      | 530,641      | 530,641      | 530,641      | 530,641       | 530,641       | 409,944       | 409,944       | 400,659       |
| 133  | Local option sales tax - construction       | 63,375       | 63,375       | 90,553       | 90,553       | 90,553       | 90,553        | 90,553        | 69,956        | 69,956        | 68,372        |
| 134  | Local option sales tax - household spending | 1,026,000    | 1,282,500    | 1,634,850    | 1,988,550    | 2,340,900    | 2,693,250     | 3,045,600     | 3,315,600     | 3,584,250     | 3,847,500     |
| 135  | Local option Sales tax - retail sales       | -            | -            | 40,375       | 80,750       | 121,125      | 161,500       | 201,875       | 242,250       | 282,625       | 323,000       |
| 136  | Other allocated revenue                     | 876,546      | 1,095,682    | 1,404,821    | 1,713,960    | 2,023,099    | 2,332,238     | 2,641,377     | 2,879,297     | 3,117,217     | 3,349,658     |
| 137  | TOTAL                                       | \$ 4,103,139 | \$ 4,940,395 | \$ 6,443,330 | \$ 7,663,284 | \$ 8,881,888 | \$ 10,100,352 | \$ 11,318,956 | \$ 12,033,387 | \$ 12,979,612 | \$ 13,887,859 |
| 138  | PER FTE REVENUES (ONGOING)                  |              |              |              |              |              |               |               |               |               |               |
| 139  | Ad Valorem - General Fund                   | \$ 422       | \$ 446       | \$ 433       | \$ 454       | \$ 469       | \$ 480        | \$ 488        | \$ 507        | \$ 510        | \$ 514        |
| 140  | Local option sales tax - household spending | 386          | 386          | 383          | 382          | 381          | 381           | 380           | 379           | 379           | 379           |
| 141  | Local option Sales tax - retail sales       | -            | -            | 9            | 16           | 20           | 23            | 25            | 28            | 30            | 32            |
| 142  | Other allocated revenue                     | 330          | 330          | 330          | 330          | 330          | 330           | 330           | 330           | 330           | 330           |
| 143  | Total Revenue Per FTE (Ongoing)             | \$ 1,137     | \$ 1,162     | \$ 1,155     | \$ 1,182     | \$ 1,199     | \$ 1,213      | \$ 1,223      | \$ 1,244      | \$ 1,249      | \$ 1,254      |
| 144  | CITY EXPENDITURES                           |              |              |              |              |              |               |               |               |               |               |
| 145  | CAPITAL DEBT SERVICE:                       |              |              |              |              |              |               |               |               |               |               |
| 146  | City Capital Expenditures                   |              |              |              |              |              |               |               |               |               |               |
| 147  | Capital per FTE                             | 1            | 1            | 1            | 1            | 1            | 1             | 1             | 1             | 1             | 1             |
| 148  | New Capital Debt Service                    | (1,241,512)  | (1,241,512)  | (1,241,512)  | (1,241,512)  | (1,241,512)  | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   |
| 149  | CITY OPERATING AND CAPITAL EXPENDITURES:    |              |              |              |              |              |               |               |               |               |               |
| 150  | Administration                              | \$ 721,787   | \$ 1,411,351 | \$ 1,411,351 | \$ 1,411,351 | \$ 2,175,027 | \$ 2,175,027  | \$ 2,175,027  | \$ 2,758,256  | \$ 2,758,256  | \$ 2,758,256  |
| 151  | Police                                      | 570,771      | 1,116,061    | 1,116,061    | 1,116,061    | 1,719,958    | 1,719,958     | 1,719,958     | 2,181,161     | 2,181,161     | 2,181,161     |
| 152  | Fire  | 488,436      | 955,068      | 955,068      | 955,068      | 1,471,851    | 1,471,851     | 1,471,851     | 1,866,525     | 1,866,525     | 1,866,525     |
| 153  | Other                                       | 382,916      | 748,737      | 748,737      | 748,737      | 1,153,876    | 1,153,876     | 1,153,876     | 1,463,285     | 1,463,285     | 1,463,285     |
| 154  | Developer Capital (Fire)                    | -            | -            | -            | -            | -            | -             | -             | -             | -             | -             |
| 155  | City Capital                                | 1,241,512    | 1,241,512    | 1,241,512    | 1,241,512    | 1,241,512    | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     |
| 156  | TOTAL                                       | \$ 3,405,421 | \$ 5,472,728 | \$ 5,472,728 | \$ 5,472,728 | \$ 7,762,222 | \$ 7,762,222  | \$ 7,762,222  | \$ 9,510,739  | \$ 9,510,739  | \$ 9,510,739  |
| 157  | CITY STAFFING                               |              |              |              |              |              |               |               |               |               |               |
| 158  | Administration and other                    | 5            | 10           | 10           | 10           | 16           | 16            | 16            | 20            | 20            | 20            |
| 159  | Police                                      | 5            | 11           | 11           | 11           | 17           | 17            | 17            | 21            | 21            | 21            |
| 160  | Fire  | 4            | 8            | 8            | 8            | 12           | 12            | 12            | 15            | 15            | 15            |
| 161  | Total                                       | 15           | 28           | 28           | 28           | 44           | 44            | 44            | 56            | 56            | 56            |
| 162  | CITY NET FISCAL IMPACT                      |              |              |              |              |              |               |               |               |               |               |
| 163  | Net Revenue less Expenses                   | \$ 697,718   | \$ (532,333) | \$ 970,602   | \$ 2,190,556 | \$ 1,119,666 | \$ 2,338,130  | \$ 3,556,734  | \$ 2,522,648  | \$ 3,468,873  | \$ 4,377,120  |
| 164  | Additional Requested investment             | -            | -            | -            | -            | -            | -             | -             | -             | -             | -             |
| 165  | NET TOTAL                                   | \$ 697,718   | \$ (532,333) | \$ 970,602   | \$ 2,190,556 | \$ 1,119,666 | \$ 2,338,130  | \$ 3,556,734  | \$ 2,522,648  | \$ 3,468,873  | \$ 4,377,120  |

| LINE |   | 2040<br>15           | 2041<br>16           | 2042<br>17           | 2043<br>18           | 2044<br>19           | 2045<br>20           | 2046<br>21           | 2047<br>22           | 2048<br>23           | 2049<br>24           |
|------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 129  | <b>TOTAL CITY REVENUE</b>                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 130  | Ad Valorem - General Fund                       | \$ 5,617,220         | \$ 5,636,820         | \$ 5,656,280         | \$ 5,675,740         | \$ 5,695,200         | \$ 5,705,000         | \$ 5,705,000         | \$ 5,705,000         | \$ 5,705,000         | \$ 5,705,000         |
| 131  | Development Fees                                | 11,800               | 11,800               | 11,800               | 11,800               | 5,900                | -                    | -                    | -                    | -                    | -                    |
| 132  | Planning and Building permit fees               | 19,997               | 19,997               | 19,997               | 19,997               | 9,999                | -                    | -                    | -                    | -                    | -                    |
| 133  | Local option sales tax - construction           | 3,413                | 3,413                | 3,413                | 3,413                | 1,706                | -                    | -                    | -                    | -                    | -                    |
| 134  | Local option sales tax - household spending     | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            | 3,847,500            |
| 135  | Local option Sales tax - retail sales           | 363,375              | 403,750              | 444,125              | 484,500              | 504,688              | 504,688              | 504,688              | 504,688              | 504,688              | 504,688              |
| 136  | Other allocated revenue                         | 3,357,484            | 3,365,310            | 3,373,137            | 3,380,963            | 3,384,876            | 3,384,876            | 3,384,876            | 3,384,876            | 3,384,876            | 3,384,876            |
| 137  | <b>TOTAL</b>                                    | <b>\$ 13,220,789</b> | <b>\$ 13,288,590</b> | <b>\$ 13,356,252</b> | <b>\$ 13,423,913</b> | <b>\$ 13,449,869</b> | <b>\$ 13,442,064</b> | <b>\$ 13,442,064</b> | <b>\$ 13,442,064</b> | <b>\$ 13,442,064</b> | <b>\$ 13,442,064</b> |
| 138  | <b>PER FTE REVENUES (ONGOING)</b>               |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 139  | Ad Valorem - General Fund                       | \$ 551               | \$ 552               | \$ 553               | \$ 553               | \$ 554               | \$ 555               | \$ 555               | \$ 555               | \$ 555               | \$ 555               |
| 140  | Local option sales tax - household spending     | 378                  | 377                  | 376                  | 375                  | 375                  | 375                  | 375                  | 375                  | 375                  | 375                  |
| 141  | Local option Sales tax - retail sales           | 36                   | 40                   | 43                   | 47                   | 49                   | 49                   | 49                   | 49                   | 49                   | 49                   |
| 142  | Other allocated revenue                         | 330                  | 330                  | 330                  | 330                  | 330                  | 330                  | 330                  | 330                  | 330                  | 330                  |
| 143  | <b>Total Revenue Per FTE (Ongoing)</b>          | <b>\$ 1,294</b>      | <b>\$ 1,298</b>      | <b>\$ 1,301</b>      | <b>\$ 1,305</b>      | <b>\$ 1,308</b>      | <b>\$ 1,309</b>      | <b>\$ 1,309</b>      | <b>\$ 1,309</b>      | <b>\$ 1,309</b>      | <b>\$ 1,309</b>      |
| 144  | <b>CITY EXPENDITURES</b>                        |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 145  | <b>CAPITAL DEBT SERVICE:</b>                    |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 146  | City Capital Expenditures                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 147  | Capital per FTE                                 | 1                    | 1                    | 1                    | 1                    | 1                    | 1                    | 1                    | 1                    | 1                    | 1                    |
| 148  | New Capital Debt Service                        | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          | (1,241,512)          |
| 149  | <b>CITY OPERATING AND CAPITAL EXPENDITURES:</b> |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 150  | Administration                                  | \$ 2,764,701         | \$ 2,771,145         | \$ 2,777,590         | \$ 2,784,034         | \$ 2,787,257         | \$ 2,787,257         | \$ 2,787,257         | \$ 2,787,257         | \$ 2,787,257         | \$ 2,787,257         |
| 151  | Police  | 2,186,257            | 2,191,353            | 2,196,449            | 2,201,546            | 2,204,094            | 2,204,094            | 2,204,094            | 2,204,094            | 2,204,094            | 2,204,094            |
| 152  | Fire  | 1,870,886            | 1,875,247            | 1,879,608            | 1,883,969            | 1,886,149            | 1,886,149            | 1,886,149            | 1,886,149            | 1,886,149            | 1,886,149            |
| 153  | Other   | 1,466,704            | 1,470,123            | 1,473,542            | 1,476,961            | 1,478,670            | 1,478,670            | 1,478,670            | 1,478,670            | 1,478,670            | 1,478,670            |
| 154  | Developer Capital (Fire)                        | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| 155  | City Capital                                    | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            | 1,241,512            |
| 156  | <b>TOTAL</b>                                    | <b>\$ 9,530,059</b>  | <b>\$ 9,549,380</b>  | <b>\$ 9,568,700</b>  | <b>\$ 9,588,021</b>  | <b>\$ 9,597,681</b>  | <b>\$ 9,597,681</b>  | <b>\$ 9,597,681</b>  | <b>\$ 9,597,681</b>  | <b>\$ 9,597,681</b>  | <b>\$ 9,597,681</b>  |
| 157  | <b>CITY STAFFING</b>                            |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 158  | Administration and other                        | 20                   | 20                   | 20                   | 20                   | 20                   | 20                   | 20                   | 20                   | 20                   | 20                   |
| 159  | Police  | 21                   | 21                   | 21                   | 21                   | 21                   | 21                   | 21                   | 21                   | 21                   | 21                   |
| 160  | Fire  | 15                   | 15                   | 15                   | 15                   | 15                   | 15                   | 15                   | 15                   | 15                   | 15                   |
| 161  | <b>Total</b>                                    | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            | <b>56</b>            |
| 162  | <b>CITY NET FISCAL IMPACT</b>                   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| 163  | Net Revenue less Expenses                       | \$ 3,690,730         | \$ 3,739,211         | \$ 3,787,551         | \$ 3,835,892         | \$ 3,852,188         | \$ 3,844,383         | \$ 3,844,383         | \$ 3,844,383         | \$ 3,844,383         | \$ 3,844,383         |
| 164  | Additional Requested investment                 | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| 165  | <b>NET TOTAL</b>                                | <b>\$ 3,690,730</b>  | <b>\$ 3,739,211</b>  | <b>\$ 3,787,551</b>  | <b>\$ 3,835,892</b>  | <b>\$ 3,852,188</b>  | <b>\$ 3,844,383</b>  | <b>\$ 3,844,383</b>  | <b>\$ 3,844,383</b>  | <b>\$ 3,844,383</b>  | <b>\$ 3,844,383</b>  |

| LINE |   | 2050<br>25    | 2051<br>26    | 2052<br>27    | 2053<br>28    | 2054<br>29    | 2055<br>30    | 2056<br>31    | 2057<br>32    |
|------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 129  | TOTAL CITY REVENUE                          |               |               |               |               |               |               |               |               |
| 130  | Ad Valorem - General Fund                   | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  | \$ 5,705,000  |
| 131  | Development Fees                            | -             | -             | -             | -             | -             | -             | -             | -             |
| 132  | Planning and Building permit fees           | -             | -             | -             | -             | -             | -             | -             | -             |
| 133  | Local option sales tax - construction       | -             | -             | -             | -             | -             | -             | -             | -             |
| 134  | Local option sales tax - household spending | 3,847,500     | 3,847,500     | 3,847,500     | 3,847,500     | 3,847,500     | 3,847,500     | 3,847,500     | 3,847,500     |
| 135  | Local option Sales tax - retail sales       | 504,688       | 504,688       | 504,688       | 504,688       | 504,688       | 504,688       | 504,688       | 504,688       |
| 136  | Other allocated revenue                     | 3,384,876     | 3,384,876     | 3,384,876     | 3,384,876     | 3,384,876     | 3,384,876     | 3,384,876     | 3,384,876     |
| 137  | TOTAL                                       | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 | \$ 13,442,064 |
| 138  | PER FTE REVENUES (ONGOING)                  |               |               |               |               |               |               |               |               |
| 139  | Ad Valorem - General Fund                   | \$ 555        | \$ 555        | \$ 555        | \$ 555        | \$ 555        | \$ 555        | \$ 555        | \$ 555        |
| 140  | Local option sales tax - household spending | 375           | 375           | 375           | 375           | 375           | 375           | 375           | 375           |
| 141  | Local option Sales tax - retail sales       | 49            | 49            | 49            | 49            | 49            | 49            | 49            | 49            |
| 142  | Other allocated revenue                     | 330           | 330           | 330           | 330           | 330           | 330           | 330           | 330           |
| 143  | Total Revenue Per FTE (Ongoing)             | \$ 1,309      | \$ 1,309      | \$ 1,309      | \$ 1,309      | \$ 1,309      | \$ 1,309      | \$ 1,309      | \$ 1,309      |
| 144  | CITY EXPENDITURES                           |               |               |               |               |               |               |               |               |
| 145  | CAPITAL DEBT SERVICE:                       |               |               |               |               |               |               |               |               |
| 146  | City Capital Expenditures                   |               |               |               |               |               |               |               |               |
| 147  | Capital per FTE                             | 1             | 1             | 1             | 1             | 1             | 1             | 1             | 0             |
| 148  | New Capital Debt Service                    | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   | (1,241,512)   | -             |
| 149  | CITY OPERATING AND CAPITAL EXPENDITURES:    |               |               |               |               |               |               |               |               |
| 150  | Administration                              | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  | \$ 2,787,257  |
| 151  | Police                                      | 2,204,094     | 2,204,094     | 2,204,094     | 2,204,094     | 2,204,094     | 2,204,094     | 2,204,094     | 2,204,094     |
| 152  | Fire  | 1,886,149     | 1,886,149     | 1,886,149     | 1,886,149     | 1,886,149     | 1,886,149     | 1,886,149     | 1,886,149     |
| 153  | Other                                       | 1,478,670     | 1,478,670     | 1,478,670     | 1,478,670     | 1,478,670     | 1,478,670     | 1,478,670     | 1,478,670     |
| 154  | Developer Capital (Fire)                    | -             | -             | -             | -             | -             | -             | -             | -             |
| 155  | City Capital                                | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     | 1,241,512     | -             |
| 156  | TOTAL                                       | \$ 9,597,681  | \$ 9,597,681  | \$ 9,597,681  | \$ 9,597,681  | \$ 9,597,681  | \$ 9,597,681  | \$ 9,597,681  | \$ 8,356,170  |
| 157  | CITY STAFFING                               |               |               |               |               |               |               |               |               |
| 158  | Administration and other                    | 20            | 20            | 20            | 20            | 20            | 20            | 20            | 20            |
| 159  | Police                                      | 21            | 21            | 21            | 21            | 21            | 21            | 21            | 21            |
| 160  | Fire  | 15            | 15            | 15            | 15            | 15            | 15            | 15            | 15            |
| 161  | Total                                       | 56            | 56            | 56            | 56            | 56            | 56            | 56            | 56            |
| 162  | CITY NET FISCAL IMPACT                      |               |               |               |               |               |               |               |               |
| 163  | Net Revenue less Expenses                   | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 5,085,894  |
| 164  | Additional Requested investment             | -             | -             | -             | -             | -             | -             | -             | -             |
| 165  | NET TOTAL                                   | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 3,844,383  | \$ 5,085,894  |