## FORECAST OF DISTRICT CASH FLOW TAX INCREMENTAL DISTRICT NO. \_\_\_ Linden Hills

New Single	Value	Est. District	Base	Incremental	<u>Tax</u>	Tax Incremental	Debt Balance	Interest	Less Tax Inc.	Ending Balance
Family	Remainder of	<u>Value</u>	<u>Value</u>	Value	Rate	Revenue		4.50%	Revenue	
Homes	<u>District</u>									
	£40.700.000	£40.762.600	\$19.762.600	••••••••••••••••••••••••••••••••••••••	2 20%	\$0	\$650,000	\$29.250	\$0	\$679,250
		*				<del>-</del>				\$1,389,066
										\$1,432,714
		**							— — — <del></del>	\$1,459,390
		*								\$1,468,118
		***************************************								\$1,457,917
					- ·					\$1,427,761
									———————————————————————————————————	\$1,386,077
;										\$1,332,144
		**								\$1,265,201
										\$1,184,453
				<del></del>						\$1,089,062
										\$978,149
		*		· · · · · · · · · · · · · · · · · · ·						\$850,791
										\$706,019
					and a second second second					\$542,815
		*							\$207,129	\$360,113
					+				\$219.528	\$156,790
									\$232,174	-\$68,328 TID Repaid
									\$245.073	-\$316,476
								-\$14,241	\$258,230	-\$588,947
									\$271,650	-\$887,099
									\$285,338	-\$1,212,357
									\$299,301	-\$1,566,214
										-\$1,950,236
	Family	Family Homes         Remainder of District           \$0         \$18,762,600           \$480,000         \$19,137,852           \$960,000         \$19,520,609           \$1,440,000         \$19,911,021           \$1,920,000         \$20,309,242           \$2,400,000         \$20,715,426           \$2,448,000         \$21,129,735           \$2,496,960         \$21,552,330           \$2,597,837         \$22,423,044           \$2,649,794         \$22,871,505           \$2,702,790         \$23,328,935           \$2,756,846         \$23,795,513           \$2,811,983         \$24,271,424           \$2,868,222         \$24,756,852           \$2,925,587         \$25,251,989           \$3,043,780         \$26,272,170           \$3,104,656         \$26,797,613           \$3,166,749         \$27,333,565           \$3,230,084         \$27,880,237           \$3,294,686         \$28,437,841           \$3,360,579         \$29,006,598           \$3,427,791         \$29,586,730	Family Homes         Remainder of District         Value           \$0         \$18,762,600         \$18,762,600           \$480,000         \$19,137,852         \$19,619,862           \$960,000         \$19,520,609         \$20,480,609           \$1,440,000         \$19,911,021         \$21,351,021           \$1,920,000         \$20,309,242         \$22,229,242           \$2,400,000         \$20,715,426         \$23,115,426           \$2,448,000         \$21,129,735         \$23,577,735           \$2,496,960         \$21,552,330         \$24,049,290           \$2,597,837         \$22,423,044         \$25,020,881           \$2,649,794         \$22,871,505         \$25,521,299           \$2,702,790         \$23,328,935         \$26,031,725           \$2,756,846         \$23,795,513         \$26,552,359           \$2,811,983         \$24,271,424         \$27,083,406           \$2,868,222         \$24,756,852         \$27,625,074           \$2,925,587         \$25,251,989         \$28,177,576           \$2,984,098         \$25,757,029         \$28,741,127           \$3,043,780         \$26,272,170         \$29,315,950           \$3,104,656         \$26,797,613         \$29,902,269           \$3,166,749         \$27,33	Family Homes         Remainder of District         Value         Value           \$0         \$18,762,600         \$18,762,600         \$18,762,600           \$480,000         \$19,137,852         \$19,619,862         \$18,762,600           \$960,000         \$19,520,609         \$20,480,609         \$18,762,600           \$1,440,000         \$19,911,021         \$21,351,021         \$18,762,600           \$1,920,000         \$20,309,242         \$22,229,242         \$18,762,600           \$2,400,000         \$20,715,426         \$23,115,426         \$18,762,600           \$2,448,000         \$21,129,735         \$23,577,735         \$18,762,600           \$2,496,960         \$21,552,330         \$24,049,290         \$18,762,600           \$2,597,837         \$22,423,044         \$25,020,881         \$18,762,600           \$2,597,837         \$22,423,044         \$25,020,881         \$18,762,600           \$2,649,794         \$22,871,505         \$25,521,299         \$18,762,600           \$2,762,790         \$23,328,935         \$26,031,725         \$18,762,600           \$2,756,846         \$23,795,513         \$26,552,359         \$18,762,600           \$2,868,222         \$24,756,852         \$27,625,074         \$18,762,600           \$2,984,098         <	Family Homes         Remainder of District         Value         Value         Value         Value           \$0         \$18,762,600         \$18,762,600         \$18,762,600         \$0           \$480,000         \$19,137,852         \$19,619,862         \$18,762,600         \$857,262           \$960,000         \$19,520,609         \$20,480,609         \$18,762,600         \$1,718,009           \$1,440,000         \$19,911,021         \$21,351,021         \$18,762,600         \$2,588,421           \$1,920,000         \$20,309,242         \$22,229,242         \$18,762,600         \$3,466,642           \$2,400,000         \$20,715,426         \$23,115,426         \$18,762,600         \$4,352,826           \$2,448,000         \$21,129,735         \$23,577,735         \$18,762,600         \$4,815,135           \$2,496,960         \$21,552,330         \$24,049,290         \$18,762,600         \$5,286,690           \$2,546,899         \$21,983,376         \$24,530,276         \$18,762,600         \$5,767,676           \$2,597,837         \$22,423,044         \$25,020,881         \$18,762,600         \$6,258,281           \$2,649,794         \$22,871,505         \$25,521,299         \$18,762,600         \$7,789,759           \$2,756,846         \$23,795,513         \$26,552,359         <	Family Homes         Remainder of District         Value         Value         Value         Value         Rate           \$0         \$18,762,600         \$18,762,600         \$18,762,600         \$0         2.20%           \$480,000         \$19,137,852         \$19,619,862         \$18,762,600         \$857,262         2.20%           \$960,000         \$19,520,609         \$20,480,609         \$18,762,600         \$1,718,009         2.20%           \$1,440,000         \$19,911,021         \$21,351,021         \$18,762,600         \$2,588,421         2.20%           \$1,920,000         \$20,309,242         \$22,229,242         \$18,762,600         \$3,466,642         2.20%           \$2,440,000         \$20,715,426         \$23,115,426         \$18,762,600         \$4,352,826         2.20%           \$2,448,000         \$21,152,330         \$24,049,290         \$18,762,600         \$4,815,135         2.20%           \$2,468,960         \$21,552,330         \$24,049,290         \$18,762,600         \$5,767,676         2.20%           \$2,546,899         \$21,983,376         \$24,530,276         \$18,762,600         \$5,767,676         2.20%           \$2,597,837         \$22,423,044         \$25,020,881         \$18,762,600         \$6,758,699         2.20%	Family   Remainder of   Value   Value   Value   Value   Rate   Revenue	Family   Remainder of   Value   Value   Value   Rate   Revenue	Family   Remainder of   Value   Value   Value   Value   Rate   Revenue   A.50%	Family   Remainder of   Value   Value   Value   Value   Rate   Revenue   A.50%   Revenue   Revenue   A.50%   Revenue

Assumptions:

Assumptions.

15 houses built over 5 years, beginning in 2009 (assessed beginning in 2010)

Interest on City debt - 4.5%

Annual property appreciation of 2%

Estimated annual tax rate of \$22/1,000 (2003 tax rate was \$23.13 - up until 2008, the tax rate had declined for 6 consecutive years)

\$1.3 million TID - \$650,000 advanced in 2009 and 2010.

increment		e entropping on					
	incremental		increment	incremental		Total Incremental Revenue %	
from	revenue		from district	revenue from			
single family	single family	%	appreciation	district appreciation			
\$480,000						1	
\$960,000	\$10,560	56%	375,252	8,256	44%	\$18,816	
\$1,440,000	\$21,120	56%	758,009	16,676	44%	\$37,796	
\$1,920,000	\$31,680	56%	1,148,421	25,265	44%	\$56,945	
\$2,400,000	\$42,240	55%	1,546,642	34,026	45%	\$76,266	
\$2,448,000	\$52,800	55%	1,952,826	42,962	45%	\$95,762	
\$2,496,960	\$53,856	51%	2,367,135	52,077	49%	\$105,933	
\$2,546,899	\$54,933	47%	2,789,730	61,374	53%	\$116,307	
\$2,597,837	\$56,032	44%	3,220,776	70,857	56%	\$126,889	
\$2,649,794	\$57,152	42%	3,660,444	80,530	58%	\$137,682	
\$2,702,790	\$58,295	39%	4,108,905	90,396	61%	\$148,691	
\$2,756,846	\$59,461	37%	4,566,335	100,459	63%	\$159,921	
<b>\$</b> 2,811,983	\$60,651	35%	5,032,913	110,724	65%	\$171,375	
\$2,868,222	\$61,864	34%	5,508,824	121,194	66%	\$183,058	
\$2,925,587	\$63,101	32%	5,994,252	131,874	68%	\$194,974	
\$2,984,098	\$64,363	31%	6,489,389	142,767	69%	\$207,129	
\$3,043,780	\$65,650	30%	6,994,429	153,877	70%	\$219,528	
\$3,104,656	\$66,963	29%	7,509,570	165,211	71%	\$232,174	
\$3,166,749	\$68,302	28%	8,035,013	176,770	72%	\$245,073	
\$3,230,084	\$69,668	27%	8,570,965	188,561	73%	\$258,230	
\$3,294,686	\$71,062	26%	9,117,637	200,588	74%	\$271,650	
\$3,360,579 \$3,407,704	\$72,483	25%	9,675,241	212,855	75% 75%	\$285,338 \$299,301	
\$3,427,791 \$3,406,347	\$73,933 \$75,444	25%	10,243,998	225,368		\$313.542	
\$3,496,347	\$75,411	24%	10,824,130	238,131	76%	და (ა,54∠	
	otal Incremental Revenue through Retirement			1 2,213,907 38%	10 A A A S 10 10 10 A A A A A A A A A A A A A A A	1	
	T						
	From Property Ap	preciation		62%			