

	A	B	C	D	E	F	G	H
1	Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
2	Base Year Taxes						\$7,500.00	
3	Improved Value						\$8,000,000.00	
4	% Increase each year						5.00%	
5	Taxes							
6			Mills				3.35	
7			Fine and Forfeiture				0.83	
8			Health				0.11	
9	Total Tax Millage						4.29	
10	Year of Completion						2028	
11	Percent of CRA Funds to Developer						100%	
12								
13	Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
14	1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$25,479.00	\$0.00
15	2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$27,109.20	\$25,479.00
16	3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$28,820.91	\$52,588.20
17	4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$30,618.21	\$81,409.11
18	5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$32,505.37	\$112,027.32
19	6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$34,486.88	\$144,532.68
20	7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$36,567.48	\$179,019.57
21	8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$38,752.10	\$215,587.04
22	9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$41,045.96	\$254,339.15
23	10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$43,454.51	\$295,385.10
24	11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$45,983.48	\$338,839.61
25	12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$48,638.90	\$384,823.09
26	13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$51,427.10	\$433,461.99
27	14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$54,354.70	\$484,889.09
28	15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$57,428.69	\$539,243.80
29	16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$60,656.37	\$596,672.49
30	17	2045						\$657,328.86
31	Total			\$811,925.12		\$657,328.86		

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						5.00%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2028	
Percent of CRA Funds to Developer						90%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$22,931.10	\$0.00
2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$24,398.28	\$22,931.10
3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$25,938.82	\$47,329.38
4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$27,556.38	\$73,268.20
5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$29,254.83	\$100,824.58
6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$31,038.20	\$130,079.41
7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$32,910.73	\$161,117.61
8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$34,876.89	\$194,028.34
9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$36,941.36	\$228,905.23
10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$39,109.05	\$265,846.59
11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$41,385.13	\$304,955.65
12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$43,775.01	\$346,340.78
13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$46,284.39	\$390,115.79
14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$48,919.23	\$436,400.18
15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$51,685.82	\$485,319.42
16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$54,590.74	\$537,005.24
17	2045						\$591,595.98
Total			\$811,925.12		\$657,328.86		

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						5.00%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2028	
Percent of CRA Funds to Developer						80%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$20,383.20	\$0.00
2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$21,687.36	\$20,383.20
3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$23,056.73	\$42,070.56
4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$24,494.56	\$65,127.29
5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$26,004.29	\$89,621.85
6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$27,589.51	\$115,626.15
7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$29,253.98	\$143,215.65
8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$31,001.68	\$172,469.63
9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$32,836.77	\$203,471.32
10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$34,763.60	\$236,308.08
11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$36,786.78	\$271,071.69
12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$38,911.12	\$307,858.47
13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$41,141.68	\$346,769.59
14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$43,483.76	\$387,911.27
15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$45,942.95	\$431,395.04
16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$48,525.10	\$477,337.99
17	2045						\$525,863.09
Total			\$811,925.12		\$657,328.86		

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						5.00%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2028	
Percent of CRA Funds to Developer						70%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$17,835.30	\$0.00
2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$18,976.44	\$17,835.30
3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$20,174.64	\$36,811.74
4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$21,432.74	\$56,986.38
5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$22,753.76	\$78,419.12
6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$24,140.82	\$101,172.88
7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$25,597.23	\$125,313.70
8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$27,126.47	\$150,910.93
9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$28,732.17	\$178,037.40
10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$30,418.15	\$206,769.57
11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$32,188.44	\$237,187.73
12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$34,047.23	\$269,376.16
13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$35,998.97	\$303,423.40
14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$38,048.29	\$339,422.36
15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$40,200.08	\$377,470.66
16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$42,459.46	\$417,670.74
17	2045						\$460,130.20
Total			\$811,925.12		\$657,328.86		

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						5.00%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2028	
Percent of CRA Funds to Developer						60%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$15,287.40	\$0.00
2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$16,265.52	\$15,287.40
3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$17,292.55	\$31,552.92
4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$18,370.92	\$48,845.47
5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$19,503.22	\$67,216.39
6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$20,692.13	\$86,719.61
7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$21,940.49	\$107,411.74
8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$23,251.26	\$129,352.23
9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$24,627.57	\$152,603.49
10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$26,072.70	\$177,231.06
11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$27,590.09	\$203,303.76
12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$29,183.34	\$230,893.85
13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$30,856.26	\$260,077.20
14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$32,612.82	\$290,933.46
15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$34,457.21	\$323,546.28
16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$36,393.82	\$358,003.49
17	2045						\$394,397.32
Total			\$811,925.12		\$657,328.86		

Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						5.00%	
Taxes							
		Mills				3.35	
		Fine and Forfeiture				0.83	
		Health				0.11	
Total Tax Millage						4.29	
Year of Completion						2028	
Percent of CRA Funds to Developer						50%	
Year	Actual Year	Value	Taxes	Increment	95% To CRA	Silver Springs CRA Payment Calculated In	Total Silver Springs CRA Payments
1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$12,739.50	\$0.00
2	2030	\$8,400,000.00	\$36,036.00	\$28,536.00	\$27,109.20	\$13,554.60	\$12,739.50
3	2031	\$8,820,000.00	\$37,837.80	\$30,337.80	\$28,820.91	\$14,410.46	\$26,294.10
4	2032	\$9,261,000.00	\$39,729.69	\$32,229.69	\$30,618.21	\$15,309.10	\$40,704.56
5	2033	\$9,724,050.00	\$41,716.17	\$34,216.17	\$32,505.37	\$16,252.68	\$56,013.66
6	2034	\$10,210,252.50	\$43,801.98	\$36,301.98	\$34,486.88	\$17,243.44	\$72,266.34
7	2035	\$10,720,765.13	\$45,992.08	\$38,492.08	\$36,567.48	\$18,283.74	\$89,509.78
8	2036	\$11,256,803.38	\$48,291.69	\$40,791.69	\$38,752.10	\$19,376.05	\$107,793.52
9	2037	\$11,819,643.55	\$50,706.27	\$43,206.27	\$41,045.96	\$20,522.98	\$127,169.57
10	2038	\$12,410,625.73	\$53,241.58	\$45,741.58	\$43,454.51	\$21,727.25	\$147,692.55
11	2039	\$13,031,157.01	\$55,903.66	\$48,403.66	\$45,983.48	\$22,991.74	\$169,419.80
12	2040	\$13,682,714.86	\$58,698.85	\$51,198.85	\$48,638.90	\$24,319.45	\$192,411.54
13	2041	\$14,366,850.61	\$61,633.79	\$54,133.79	\$51,427.10	\$25,713.55	\$216,731.00
14	2042	\$15,085,193.14	\$64,715.48	\$57,215.48	\$54,354.70	\$27,177.35	\$242,444.55
15	2043	\$15,839,452.80	\$67,951.25	\$60,451.25	\$57,428.69	\$28,714.34	\$269,621.90
16	2044	\$16,631,425.44	\$71,348.82	\$63,848.82	\$60,656.37	\$30,328.19	\$298,336.24
17	2045						\$328,664.43
Total			\$811,925.12		\$657,328.86		

COMPARISONS OF DEVELOPER % OF TIF FUNDS PAID

ASSUMPTIONS			
% Increase			5.00%
Total Millage			4.29
Total Taxes			\$ 811,925.12
Total CRA 95% Share of Increment			\$ 657,328.86
Target After \$200K other CRA Grants			\$ 760,000.00

Percent of CRA Funds Paid	100%	90.0%	80.0%	70.0%	60.0%	50.0%
Developer Receives During Max Duration	\$ 657,328.86	\$ 591,595.98	\$ 525,863.09	\$ 460,130.20	\$ 394,397.32	\$ 328,664.43
CRA Retains During Max Duration	\$ -	\$ 65,732.89	\$ 131,465.77	\$ 197,198.66	\$ 262,931.54	\$ 328,664.43
County 5% Not Paid Into TIF	\$ 40,596.26	\$ 40,596.26	\$ 40,596.26	\$ 40,596.26	\$ 40,596.26	\$ 40,596.26
TOTAL TO CRA AND COUNTY FROM PROJECT	\$ 40,596.26	\$ 106,329.14	\$ 172,062.03	\$ 237,794.91	\$ 303,527.80	\$ 369,260.69
Developer Above/Below Target	\$ (102,671.14)	\$ (168,404.02)	\$ (234,136.91)	\$ (299,869.80)	\$ (365,602.68)	\$ (431,335.57)