

	A	B	C	D	E	F	G	H
1	<b>Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44</b>							
2	Base Year Taxes						\$7,500.00	
3	Improved Value						\$8,000,000.00	
4	% Increase each year						9.00%	
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	<b>Year</b>	<b>Actual Year</b>	<b>Value</b>	<b>Taxes</b>	<b>Increment</b>	<b>95% To CRA</b>	<b>Silver Springs CRA Payment Calculated In</b>	<b>Total Silver Springs CRA Payments</b>
14	1	2029	\$8,000,000.00	\$34,320.00	\$26,820.00	\$25,479.00	\$25,479.00	\$0.00
15	2	2030	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$28,413.36	\$25,479.00
16	3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$31,611.81	\$53,892.36
17	4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$35,098.13	\$85,504.17
18	5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$38,898.21	\$120,602.30
19	6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$43,040.30	\$159,500.50
20	7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$47,555.17	\$202,540.80
21	8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$52,476.39	\$250,095.97
22	9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$57,840.51	\$302,572.36
23	10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$63,687.41	\$360,412.87
24	11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$70,060.53	\$424,100.28
25	12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$77,007.22	\$494,160.81
26	13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$84,579.12	\$571,168.03
27	14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$92,832.49	\$655,747.15
28	15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$101,828.67	\$748,579.64
29	16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$111,634.50	\$850,408.31
30	17	<b>2045</b>						\$962,042.81
31	Total			\$1,132,676.64		\$962,042.81		

<b>Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44</b>							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						9.00%	
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	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$25,572.02	\$22,931.10
3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$28,450.63	\$48,503.12
4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$31,588.31	\$76,953.76
5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$35,008.39	\$108,542.07
6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$38,736.27	\$143,550.45
7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$42,799.65	\$182,286.72
8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$47,228.75	\$225,086.37
9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$52,056.46	\$272,315.12
10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$57,318.67	\$324,371.58
11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$63,054.47	\$381,690.25
12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$69,306.50	\$444,744.73
13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$76,121.21	\$514,051.23
14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$83,549.24	\$590,172.44
15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$91,645.80	\$673,721.68
16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$100,471.05	\$765,367.48
17	<b>2045</b>						\$865,838.53
Total			\$1,132,676.64		\$962,042.81		

<b>Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44</b>							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						9.00%	
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	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$22,730.69	\$20,383.20
3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$25,289.45	\$43,113.89
4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$28,078.50	\$68,403.34
5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$31,118.57	\$96,481.84
6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$34,432.24	\$127,600.40
7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$38,044.14	\$162,032.64
8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$41,981.11	\$200,076.78
9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$46,272.41	\$242,057.89
10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$50,949.93	\$288,330.30
11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$56,048.42	\$339,280.22
12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$61,605.78	\$395,328.64
13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$67,663.30	\$456,934.42
14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$74,265.99	\$524,597.72
15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$81,462.93	\$598,863.72
16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$89,307.60	\$680,326.65
17	<b>2045</b>						\$769,634.25
Total			\$1,132,676.64		\$962,042.81		

<b>Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44</b>							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						9.00%	
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	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$19,889.35	\$17,835.30
3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$22,128.27	\$37,724.65
4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$24,568.69	\$59,852.92
5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$27,228.74	\$84,421.61
6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$30,128.21	\$111,650.35
7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$33,288.62	\$141,778.56
8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$36,733.47	\$175,067.18
9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$40,488.36	\$211,800.65
10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$44,581.19	\$252,289.01
11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$49,042.37	\$296,870.20
12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$53,905.06	\$345,912.56
13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$59,205.39	\$399,817.62
14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$64,982.75	\$459,023.01
15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$71,280.07	\$524,005.75
16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$78,144.15	\$595,285.82
17	<b>2045</b>						\$673,429.97
Total			\$1,132,676.64		\$962,042.81		

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						9.00%	
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	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$17,048.02	\$15,287.40
3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$18,967.09	\$32,335.42
4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$21,058.88	\$51,302.50
5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$23,338.92	\$72,361.38
6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$25,824.18	\$95,700.30
7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$28,533.10	\$121,524.48
8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$31,485.83	\$150,057.58
9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$34,704.31	\$181,543.42
10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$38,212.45	\$216,247.72
11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$42,036.32	\$254,460.17
12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$46,204.33	\$296,496.48
13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$50,747.47	\$342,700.82
14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$55,699.50	\$393,448.29
15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$61,097.20	\$449,147.79
16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$66,980.70	\$510,244.99
17	<b>2045</b>						\$577,225.69
Total			\$1,132,676.64		\$962,042.81		

<b>Hypothetical Silver Springs CRA Payment Schedule - Last year FY 2043-44</b>							
Base Year Taxes						\$7,500.00	
Improved Value						\$8,000,000.00	
% Increase each year						9.00%	
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	\$8,720,000.00	\$37,408.80	\$29,908.80	\$28,413.36	\$14,206.68	\$12,739.50
3	2031	\$9,504,800.00	\$40,775.59	\$33,275.59	\$31,611.81	\$15,805.91	\$26,946.18
4	2032	\$10,360,232.00	\$44,445.40	\$36,945.40	\$35,098.13	\$17,549.06	\$42,752.09
5	2033	\$11,292,652.88	\$48,445.48	\$40,945.48	\$38,898.21	\$19,449.10	\$60,301.15
6	2034	\$12,308,991.64	\$52,805.57	\$45,305.57	\$43,040.30	\$21,520.15	\$79,750.25
7	2035	\$13,416,800.89	\$57,558.08	\$50,058.08	\$47,555.17	\$23,777.59	\$101,270.40
8	2036	\$14,624,312.97	\$62,738.30	\$55,238.30	\$52,476.39	\$26,238.19	\$125,047.99
9	2037	\$15,940,501.13	\$68,384.75	\$60,884.75	\$57,840.51	\$28,920.26	\$151,286.18
10	2038	\$17,375,146.24	\$74,539.38	\$67,039.38	\$63,687.41	\$31,843.70	\$180,206.44
11	2039	\$18,938,909.40	\$81,247.92	\$73,747.92	\$70,060.53	\$35,030.26	\$212,050.14
12	2040	\$20,643,411.24	\$88,560.23	\$81,060.23	\$77,007.22	\$38,503.61	\$247,080.40
13	2041	\$22,501,318.25	\$96,530.66	\$89,030.66	\$84,579.12	\$42,289.56	\$285,584.01
14	2042	\$24,526,436.90	\$105,218.41	\$97,718.41	\$92,832.49	\$46,416.25	\$327,873.58
15	2043	\$26,733,816.22	\$114,688.07	\$107,188.07	\$101,828.67	\$50,914.33	\$374,289.82
16	2044	\$29,139,859.68	\$125,010.00	\$117,510.00	\$111,634.50	\$55,817.25	\$425,204.16
17	<b>2045</b>						\$481,021.41
Total			\$1,132,676.64		\$962,042.81		

**COMPARISONS OF DEVELOPER % OF TIF FUNDS PAID**

<b>ASSUMPTIONS</b>			
% Increase			<b>9.00%</b>
Total Millage			4.29
Total Taxes			\$ 1,132,676.64
Total CRA 95% Share of Increment			\$ 962,042.81
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 (Capped at \$760K)	\$ 760,000.00	\$ 760,000.00	\$ 760,000.00	\$ 673,429.97	\$ 577,225.69	\$ 481,021.41
CRA Retains During Max Duration	\$ 202,042.81	\$ 202,042.81	\$ 202,042.81	\$ 288,612.84	\$ 384,817.12	\$ 481,021.41
County 5% Not Paid Into TIF	\$ 56,633.83	\$ 56,633.83	\$ 56,633.83	\$ 56,633.83	\$ 56,633.83	\$ 56,633.83
<b>TOTAL TO CRA AND COUNTY FROM PROJECT</b>	\$ 258,676.64	\$ 258,676.64	\$ 258,676.64	\$ 345,246.68	\$ 441,450.96	\$ 537,655.24
Developer Above/Below Target	\$ -	\$ -	\$ -	\$ (86,570.03)	\$ (182,774.31)	\$ (278,978.59)