

Springhill Development Public Improvement Costs TIF Financing Plan | 30yr, 64%

EXHIBIT A TIF FINANCING PLAN

Available Annual Revenues		PHASE 1		PHASE 2		PHASE 3						TOTAL
		Village of St Eds		Large Retail		Outlots A, B, C		Office Park		Future Blocks A, B, C		TOTAL
Net TIF Revenue (64%)	\$	217,506	\$	190,537	\$	18,493	\$	33,624		761,028	\$	1,221,18
Debt Service											To	tal Debt Servic
TIF Bond Debt Service	\$	213,242	\$	165,684	\$	16,812	\$	30,567	\$	691,843	\$	1,118,14
Funds Raised for Public Improvements											Tot	al Funds Raise
DFA Senior TIF Bond Proceeds	\$		\$	2,280,618	\$	231,416	\$	420,756	\$	9,523,105	\$	15,235,89
Goddard School TIF Proceeds (2008 - 2017) DFA Junior TIF Bond Proceeds		148,283 395,000		687,866								148,28 1,082,86
Total Sources of Fun	ds \$	3,323,283	\$	2,968,484	\$	231,416	\$	420.756	\$	9.523.105	\$	16,467,04
Uses of TIF Bond Proceeds	<u> </u>			<u> </u>		<u> </u>		<u> </u>				<u> </u>
Defeasance of City of Green Arlington Rd Sewer Bond (estimated for 7/19/18) Defeasance of City of Green Liberty Sewer Bond (estimated for 7/19/18) Retention for St Eds		2,198,867 406,847 50,000									\$	2,198,86 406,84
Extension of Fortuna Dr for St Eds (GBC Phase 1) Extension of Fortuna Dr to Arlington Ave (GBC Phase 2) Fortuna Dr Phase 3 Extension		30,000		1,438,194 914,523						911.461		1,438,19 914,52 911,46
Estimated Debt Service Reserve		110,000		228,062		23,142		42,076		952,311		1,355,5
Estimated Interest Reserve Estimated Cost of Issuance		442,151 115,418		273,674 114,031		27,770 11,571		50,491 21,038		1,142,773 476,155		1,936,85 738,2
Retirement of Funding Gap										000 =04		1,082,86
Balance to City of Green Springhill TIF Fund				0		168,933		307,152		606,781 5,433,625		
Balance to City of Green Springhill TIF Fund Total Uses of Fun	ıds \$	3,323,283	\$	2,968,484	\$	168,933 231,416	\$	307,152 420,756	\$,	\$	5,433,62
Total Uses of Fun	ıds \$	3,323,283	\$	_	\$,	\$,	\$	5,433,625	\$	5,433,62
Total Uses of Fun Financial Terms and Assumptions I. TIF Assumptio	ns	Village of St Eds	\$	2,968,484 Large Retail	\$	231,416 Outlots A, B, C	\$	420,756 Office Park		5,433,625 9,523,105 ture Blocks A, B, C	\$	5,433,62
Total Uses of Fun Financial Terms and Assumptions I. TIF Assumption TIF Term (y	ons rrs)	Village of St Eds	\$	2,968,484 Large Retail 30	\$	231,416 Outlots A, B, C 30	\$	420,756 Office Park 30		5,433,625 9,523,105 ture Blocks A, B, C	\$	5,433,62 16,417,04 Total
Total Uses of Fun Financial Terms and Assumptions I. TIF Assumptio	ons rrs) lity	Village of St Eds	\$	2,968,484 Large Retail	\$	231,416 Outlots A, B, C		420,756 Office Park	Fut	5,433,625 9,523,105 ture Blocks A, B, C	\$	5,433,62 16,417,04 Total
Total Uses of Fun Financial Terms and Assumptions I. TIF Assumptio TIF Term (y Total SF of Facil	ons rrs) lity SF \$ ion \$	Village of St Eds 30 135,000		2,968,484 Large Retail 30 160,000		231,416 Outlots A, B, C 30 12,000	\$	420,756 Office Park 30 24,000 100 2,400,000	Fut	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100	\$	5,433,62 16,417,04 Total
Financial Terms and Assumptions I. TIF Assumptio TIF Term (y Total SF of Facil Valuation/s Improved Valuati Tax Distri Effective Millage Ra	ons (rs) lity SF \$ ion \$ ict ate	Village of St Eds 30 135,000 115 15,525,000 62.55	\$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55	\$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55	\$ \$ - Gre	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62.55	Fut \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62.55	,	5,433,62 16,417,04 Total 874,20 87,165,00
Financial Terms and Assumptions I. TIF Assumptio Tif Term (y Total SF of Faci Valuation/: Improved Valuati Tax Distri Effective Millage Ra Gross TIF Service Paymer	ons orrs) lity SF \$ ion \$ ict ate nts \$	Village of St Eds 30 135,000 115 15,525,000 62,55 339,854	\$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714	\$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896	\$ \$ - <i>Gre</i>	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62.55 52,538	Fut \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62,55 1,189,106	\$	5,433,62 16,417,02 Total 874,20 87,165,00
Financial Terms and Assumptions I. TIF Assumption I. TIF Assumption TIF Term (y Total SF of Facil Valuation/: Improved Valuati Tax Distri Effective Millage Ra Gross TIF Service Paymer Less School Compensation Payment (36	ons rrs) lity SF \$ ion \$ ict ate ate sp(%) \$	Village of St Eds 30 135,000 115 15,525,000 62,55 339,854 (122,347)	\$ \$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714 (107,177)	\$ \$ \$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896 (10,402)	\$ \$ - Gre	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62.55 52,538 (18,914)	Fut \$ \$ \$ \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62.55 1,189,106 (428,078)	\$ \$	5,433,62 16,417,02 Total 874,20 87,165,00 1,908,10 (686,91
Financial Terms and Assumptions I. TIF Assumption I. TIF Assumptio TIF Term (y Total SF of Facil Valuation/ Improved Valuati Tax Distri Effective Millage Re Gross TIF Service Payment (36) Net TIF Service Payments Available	rrs) lity SF \$ ion \$ iot ate ate ate style **Jee** **Je	Village of St Eds 30 135,000 115 15,525,000 62.55 339,854 (122,347)	\$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714	\$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896 (10,402)	\$ \$ - Gre	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62.55 52,538	Fut \$ \$ \$ \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62,55 1,189,106	\$	5,433,62 16,417,02 Total 874,20 87,165,00 1,908,10 (686,91
Financial Terms and Assumptions I. TIF Assumptio I. TIF Assumptio TIF Term (y Total SF of Facil Valuation/ Improved Valuati Tax Distri Effective Millage Ra Gross TIF Service Payment Less School Compensation Payment (36 Net TIF Service Payments Availabl II. TIF Bond Assumptio	ons rrs) lity SF \$ ion \$ ict ate nts \$ \$ \$ 'e'* sns	Village of St Eds 30 135,000 115 15,525,000 62.55 339,854 (122,347) 217,506	\$ \$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714 (107,177) 190,537	\$ \$ \$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896 (10,402) 18,493	\$ \$ - Gre	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62,538 (18,914) 33,624	Fut \$ \$ \$ \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62,55 1,189,106 (428,078) 761,028	\$ \$	5,433,62 16,417,04 Total 874,20 87,165,00 1,908,10 (686,91
Financial Terms and Assumptions I. TIF Assumption I. TIF Assumptio TIF Term (y Total SF of Facil Valuation/: Improved Valuati Tax Distri Effective Millage Ra Gross TIF Service Payment Less School Compensation Payment (36 Net TIF Service Payments Availabl II. TIF Bond Assumptio TIF Bond Interest Ra	ins rrs) lity SF \$ ion \$ ict ate nts \$ \$;%) \$ \$ //e* sense	Village of St Eds 30 135,000 115 15,525,000 62.55 339,854 (122,347) 217,506	\$ \$ \$ \$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714 (107,177) 190,537	\$ \$ \$ \$ \$ \$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896 (10,402) 18,493	\$ \$ - Gre \$ \$	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62.55 52,538 (18,914) 33,624	Fut \$ \$ \$ \$ \$ \$ \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62.55 1,189,106 (428,078) 761,028	\$ \$	5,433,62 16,417,04 Total 874,20 87,165,00 1,908,10 (686,91 1,221,18
Financial Terms and Assumptions I. TIF Assumptio I. TIF Assumptio TIF Term (y Total SF of Facil Valuation/ Improved Valuati Tax Distri Effective Millage Ra Gross TIF Service Payment Less School Compensation Payment (36 Net TIF Service Payments Availabl II. TIF Bond Assumptio	ons rrs) lity SF \$ ion \$ ict aate nts \$ \$\frac{1}{2}\text{W} \frac{1}{2}\text{W} le* \$ ans ate cce \$	Village of St Eds 30 135,000 115 15,525,000 62.55 339,854 (122,347) 217,506	\$ \$ \$	2,968,484 Large Retail 30 160,000 85 13,600,000 62.55 297,714 (107,177) 190,537	\$ \$ \$	231,416 Outlots A, B, C 30 12,000 110 1,320,000 28 Green City 62.55 28,896 (10,402) 18,493	\$ \$ - Gre \$ \$	420,756 Office Park 30 24,000 100 2,400,000 een LSD 62,538 (18,914) 33,624	Fut \$ \$ \$ \$ \$ \$ \$ \$	5,433,625 9,523,105 ture Blocks A, B, C 30 543,200 100 54,320,000 62,55 1,189,106 (428,078) 761,028	\$ \$	5,433,62 16,417,04

