

**OceanView-Natural Gas TIF**

**Scenario 2 - Base Package with \$3.8M TBD Projects (100% Capturing)**

Updated 02/26/2015

Prepared:

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	0	-	22,285	171,420	479,325	484,650	709,235	821,620	1,334,005	1,578,390	1,663,275
<b>REVENUES</b>											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue											
Additional TIF Taxes	-	197,400	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500
Subtotal	-	197,400	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500
<b>EXPENSES</b>											
TIF Project Expenses per TIF Development Plan	-	175,115	205,115	275,115	680,115	494,915	607,115	207,115	475,115	634,615	475,115
Developer Refund											
Subtotal	-	175,115	205,115	275,115	680,115	494,915	607,115	207,115	475,115	634,615	475,115
<b>Ending Balance</b>	<b>-</b>	<b>22,285</b>	<b>171,420</b>	<b>479,325</b>	<b>484,650</b>	<b>709,235</b>	<b>821,620</b>	<b>1,334,005</b>	<b>1,578,390</b>	<b>1,663,275</b>	<b>1,907,660</b>
Increase in valuation		7,000,000	11,000,000	16,000,000	7,000,000						
Valuation	7,000,000	14,000,000	25,000,000	41,000,000	48,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	\$ 14.10	14.10	14.17	14.22	14.28	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	-	197,400	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500

4,229,450 Expenses  
2016-2025

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	1,907,660	2,152,045	2,214,930	2,459,315	2,703,700	2,948,085	3,192,470	3,436,855	3,681,240	3,925,625	4,170,010
<b>REVENUES</b>											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Grant Revenue	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
Subtotal	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
<b>EXPENSES</b>											
TIF Project Expenses per TIF Development Plan	475,115	656,615	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115
Developer Refund											
Subtotal	475,115	656,615	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115
<b>Ending Balance</b>	<b>2,152,045</b>	<b>2,214,930</b>	<b>2,459,315</b>	<b>2,703,700</b>	<b>2,948,085</b>	<b>3,192,470</b>	<b>3,436,855</b>	<b>3,681,240</b>	<b>3,925,625</b>	<b>4,170,010</b>	<b>4,414,395</b>
Increase in valuation		50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Valuation	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500

5,407,765 Expenses  
2026-2036

	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	4,414,395	4,658,780	4,903,165	4,747,550	4,591,935	4,436,320	4,280,705	4,125,090	3,969,475

REVENUES										
Add Funds from Bond Issuance										
Transfer from GF										
Grant Revenue										
Additional TIF Taxes		719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
Subtotal		719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
EXPENSES										
TIF Project Expenses per TIF Development Plan		475,115	475,115	875,115	875,115	875,115	875,115	875,115	875,115	875,115
Developer Refund										
Subtotal		475,115	475,115	875,115	875,115	875,115	875,115	875,115	875,115	875,115
<b>Ending Balance</b>		<b>4,658,780</b>	<b>4,903,165</b>	<b>4,747,550</b>	<b>4,591,935</b>	<b>4,436,320</b>	<b>4,280,705</b>	<b>4,125,090</b>	<b>3,969,475</b>	<b>3,813,860</b>
Increase in valuation										
Valuation		50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate		14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax		719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500

7,076,035 Expenses  
2037-2045

Total  
**16,713,250** expenses  
  
Expenses +  
20,527,110 Remaining