

**LEALMAN CRA
Tax Increment Financing Projections**

base est. 12/29/15	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
479,009,887																
	forecast (MSTU) adjusted -1.6%			forecast (MSTU)			extended forecast									
	2.9%	2.4%	1.9%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Total Value Change: %																
Total Taxable Value	492,901,174	504,730,802	514,320,687	529,750,308	545,642,817	562,012,101	578,872,465	596,238,638	608,163,411	620,326,679	632,733,213	645,387,877	658,295,635	671,461,548	684,890,779	698,588,594
Tax Increment Value	13,891,287	25,720,915	35,310,800	50,740,421	66,632,930	83,002,214	99,862,578	117,228,751	129,153,524	141,316,792	153,723,326	166,377,990	179,285,748	192,451,661	205,880,892	219,578,707
Total Value Change: \$	13,891,287	11,829,628	9,589,885	15,429,621	15,892,509	16,369,285	16,860,363	17,366,174	11,924,773	12,163,268	12,406,534	12,654,664	12,907,758	13,165,913	13,429,231	13,697,816
Tax Increment Payment (@95%)																
Countywide (assumes 5.3377 mills)	70,440	130,426	179,055	257,295	337,883	420,889	506,385	594,445	654,914	716,591	779,503	843,672	909,125	975,887	1,043,984	1,113,443
MSTU (assumes 2.0857 mills)	27,524	50,964	69,965	100,538	132,027	164,462	197,869	232,279	255,907	280,007	304,590	329,664	355,239	381,327	407,935	435,077
Total Payments	97,965	181,390	249,020	357,833	469,911	585,351	704,254	826,724	910,820	996,599	1,084,092	1,173,336	1,264,364	1,357,213	1,451,919	1,548,520

	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45	FY46	FY47	FY16 to end
Total Value Change: %	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
Total Taxable Value	712,560,366	726,811,573	741,347,805	756,174,761	771,298,256	786,724,221	802,458,706	818,507,880	834,878,037	851,575,598	868,607,110	885,979,252	903,698,837	921,772,814	940,208,270	
Tax Increment Value	233,550,479	247,801,686	262,337,918	277,164,874	292,288,369	307,714,334	323,448,819	339,497,993	355,868,150	372,565,711	389,597,223	406,969,365	424,688,950	442,762,927	461,198,383	
Total Value Change: \$	13,971,772	14,251,207	14,536,231	14,826,956	15,123,495	15,425,965	15,734,484	16,049,174	16,370,158	16,697,561	17,031,512	17,372,142	17,719,585	18,073,977	18,435,456	
Tax Increment Payment (@95%)																
Countywide (assumes 5.3377 mills)	1,184,291	1,256,557	1,330,267	1,405,452	1,482,140	1,560,362	1,640,149	1,721,532	1,804,542	1,889,212	1,975,575	2,063,666	2,153,519	2,245,169	2,338,652	35,585,021
MSTU (assumes 2.0857 mills)	462,760	490,998	519,800	549,179	579,145	609,710	640,886	672,686	705,122	738,207	771,954	806,375	841,485	877,297	913,825	13,904,805
Total Payments	1,647,052	1,747,554	1,850,067	1,954,630	2,061,285	2,170,072	2,281,035	2,394,218	2,509,664	2,627,419	2,747,529	2,870,042	2,995,004	3,122,466	3,252,477	49,489,826

Taxable Value Growth Assumptions

FY17-FY19: Forecast growth % for total MSTU, minus 1.6% (average Lealman differential vs. total MSTU growth for last 7 years)

FY20-FY22: Forecast growth % for total MSTU. Assumes positive impact of CRA programs.

FY23-FY24: Continuation of forecast total MSTU growth % for an additional 2 years.

FY25-FY47: Conservative assumption of long-term 2.0% growth on higher tax base..

TAXABLE VALUE GROWTH HISTORY
LEALMAN FIRE DISTRICT * VS. TOTAL UNINCORPORATED AREA (MSTU)

	FY10	FY11	FY12	FY13	FY14	FY15	FY16 **
Final Taxable Value							
Total MSTU	16,358,064,054	14,922,835,894	14,388,176,827	13,886,657,775	14,260,542,225	15,026,224,091	15,754,224,206
\$ change	(2,316,449,458)	(1,435,228,160)	(534,659,067)	(501,519,052)	373,884,450	765,681,866	728,000,115
Lealman Fire District	1,054,493,777	909,262,902	838,399,027	786,416,408	818,676,509	865,349,293	923,756,100
\$ change	(192,725,775)	(145,230,875)	(70,863,875)	(51,982,619)	32,260,101	46,672,784	58,406,807
% Change in Taxable Value:							
Total MSTU	-12.4%	-8.8%	-3.6%	-3.5%	2.7%	5.4%	4.8%
Lealman Fire District	-15.5%	-13.8%	-7.8%	-6.2%	4.1%	5.7%	6.7%
Difference	-3.0%	-5.0%	-4.2%	-2.7%	1.4%	0.3%	1.9%
					avg difference FY10-FY16		-1.6%
					avg difference FY12-FY17		-0.7%

* Lealman Fire District includes West Lealman Area which is not part of Lealman CRA.

** FY16 is preliminary final taxable value (October, 2015).

